



HUNTERS[®]
HERE TO GET *you* THERE



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DOMINICA AVENUE, LOWER DARWEN

£299,950



Located in the heart of Lower Darwen this 5 bedroom detached home is a very exciting proposition for anyone looking for a bit of a project.

The property comprises; entrance porch, hall, ground floor WC, lounge, open plan dining kitchen, conservatory, rear snug and ground floor bedroom. To the first floor there are four further bedrooms, family bathroom and master en-suite. Externally there is an attached garage with a toilet/utility room behind. There is a two tiered garden to the rear, overlooking pleasant woodland. To the front there is a very generous sized driveway, adequate for multiple vehicle's.

Dominica Avenue is a small cul-de-sac located in Lower Darwen which puts it in the catchment zone for some fantastic schools. The M65 motorway link is within a short drive making it easy for those that might work out of town.

OUR THOUGHTS - *'For any growing families wanting to make a house their own should take a very keen eye on this - an excellent plot with major potential'*



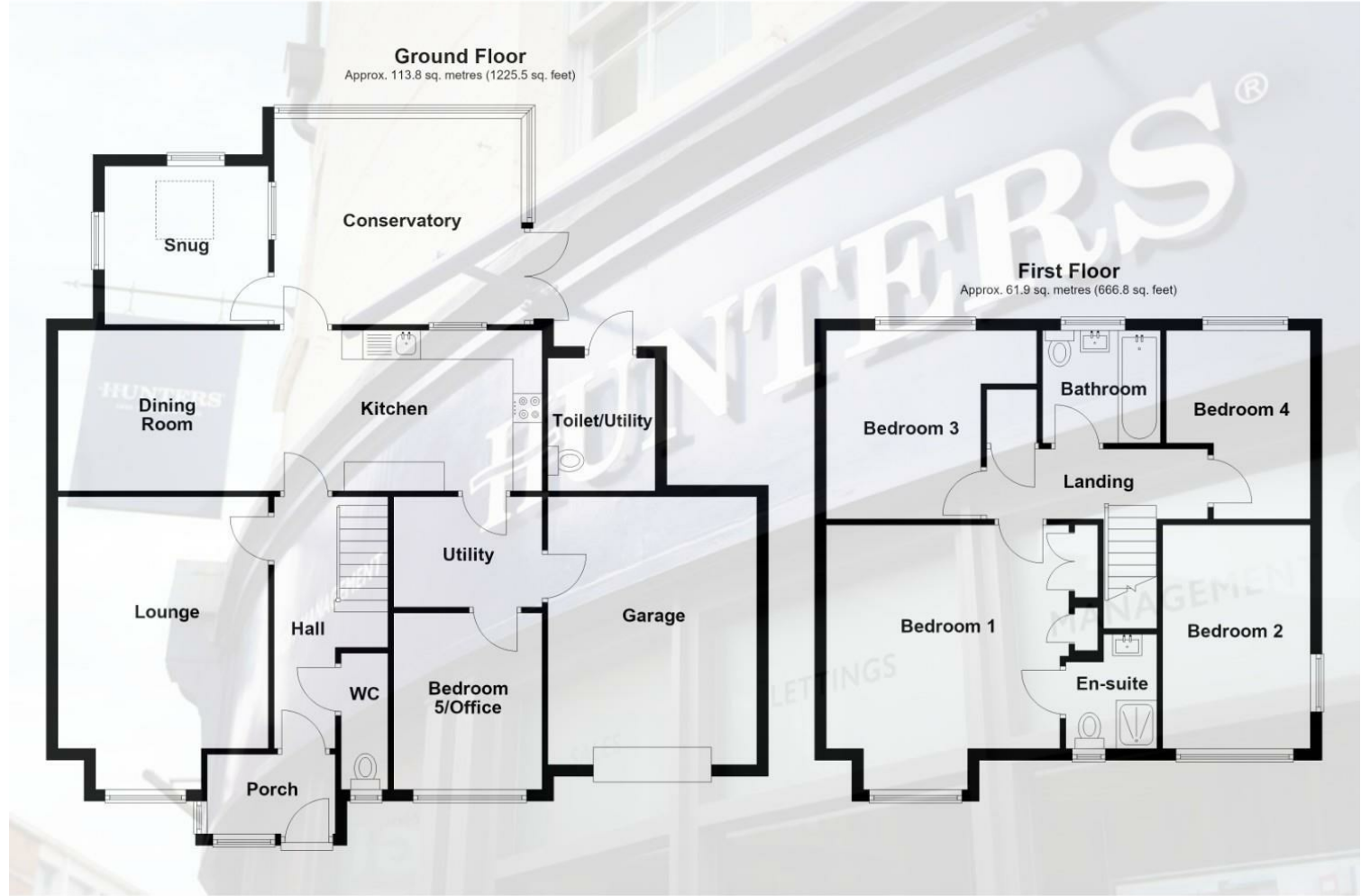
KEY FEATURES

- 5 Bedroom Detached
- Generous Corner Plot
 - Requires TLC
- 4 Reception Rooms
- Two Tiered Gardens
- Lower Darwen Location

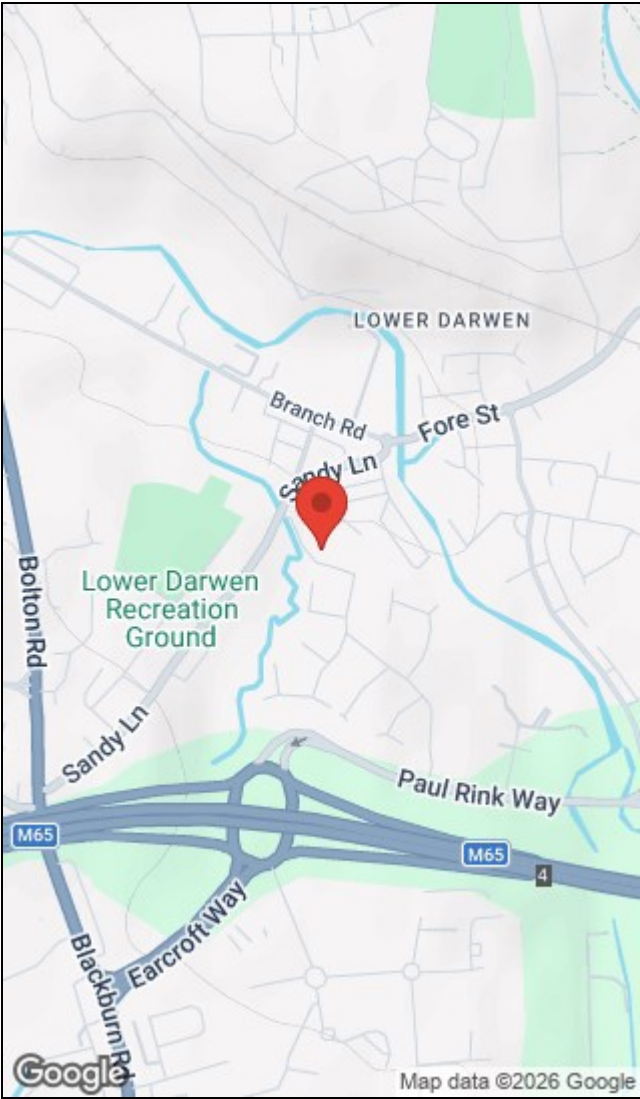








Total area: approx. 175.8 sq. metres (1892.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	