

# HUNTERS<sup>®</sup>

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## Sough Road

Darwen, BB3 2BN

£1,150 Per Calendar Month



This beautiful terrace has been fully renovated throughout, creating a special rustic home.

The property comprises; vestibule, entrance hallway, front lounge with feature log burning fire, rear sitting room with original York stone flagged flooring with log burner and a stylish kitchen. To the first floor there is a generous landing area with a glass/oak balustrade, three good size bedrooms, Victorian style bathroom and a master en-suite shower room. The property comes with an added bonus of a storage attic room. To the rear there is a spacious yard with access to a timber utility room. The full house has been transformed back from brick, including full rewire, new central heating & full cosmetic overhaul.

The area is another perk, quiet & far enough away from the town centre to avoid the busy high street, but close enough for practicality - shopping, transport links etc.

Note - Some images digitally staged for visual purpose's.



Entrance Hall

Front Lounge 12'4" x 11'2" (3.77 x 3.42)

Sitting Room 14'1" x 11'9" (4.31 x 3.60)

Kitchen 11'9" x 7'1" (3.59 x 2.18)

Bedroom One 12'4" x 11'2" (3.77 x 3.42)

En-Suite 6'8" x 3'7" (2.04 x 1.10)

Bedroom Two 8'2" x 9'11" (2.51 x 3.03)

Bedroom Three 11'11" x 7'2" (3.64 x 2.20)

Bathroom 9'2" x 5'7" (2.80 x 1.72)

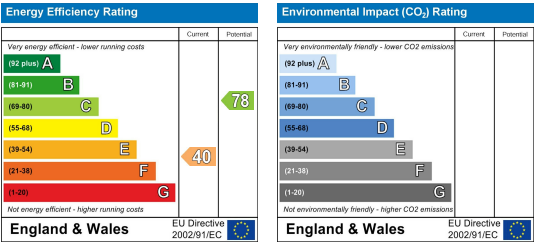
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.