

HUNTERS[®]

HERE TO GET *you* THERE



Hilton Road

Darwen, BB3 2DY

£625 Per Calendar Month



Hunters are pleased to present this tidy first floor flat. An ideal rental home.

The modern living accommodation comprises; private entrance porch with stairs leading to landing, landing area, spacious lounge, dining kitchen, one double bedroom and a three piece shower room. The flat is decorated to a modern standard, with a neutral colour scheme throughout. Gas central heating along with Upvc double glazing is installed.

To the front there is a small lawn garden area with parking bays in front and there is a rear patio area for bins.

Ready and available to view now, contact a member of our lettings team who will be happy to assist further.



LOUNGE 14'6" x 10'0" (4.42 x 3.05)

Upvc double glazed window, gas central heated radiator, laminate floor.

DINING KITCHEN 12'11" x 7'0" (3.94 x 2.13)

Range of wall & floor units, integrated oven & hob, single sink, Upvc double glazed window, plumbed access for washing machine, laminate floor.

SHOWER ROOM 8'10" x 4'6" (2.69 x 1.37)

Single shower, WC, pedestal hand wash basin, gas central heated towel rail, Upvc double glazed window.

BEDROOM 11'1" x 9'6" (3.38 x 2.90)

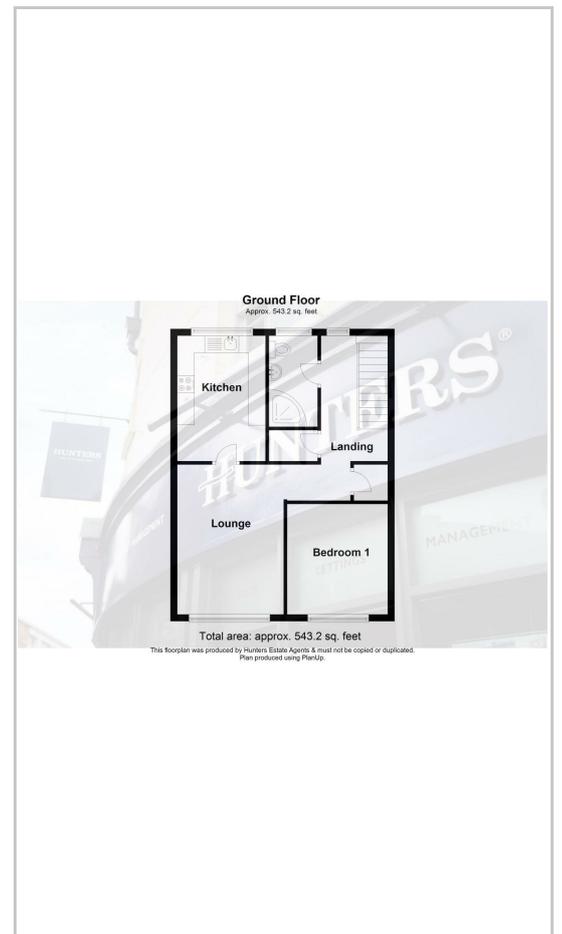
Upvc double glazed window, gas central heated radiator.

LANDING AREA

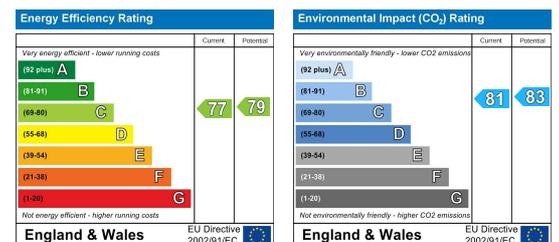
Area Map



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.

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