



**HUNTERS**<sup>®</sup>  
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## BURTON CLOSE, DARWEN

£169,950

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Situated in the Belgrave area of Darwen this 3 story modern town house home provides the perfect living space for any growing family.

The accommodation comprises; entrance hall, ground floor WC, dining kitchen, first floor lounge, first floor bedroom, first floor bathroom, two top floors bedrooms and an en-suite shower room. The property is of a neutral décor throughout and comes with some excellent views overlooking Darwen.

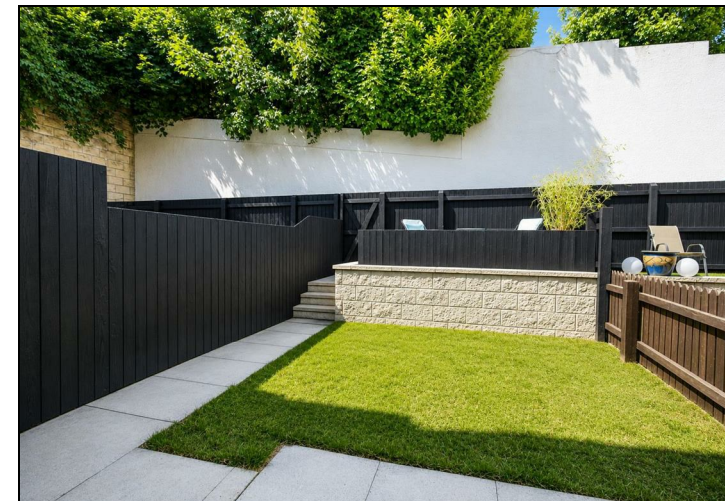
To the rear there is a spacious two tiered garden with a mixture of seated patio areas and lawn turf. To the front there is a driveway with access into a single integral garage.

Burton Close is a quiet cul-de-sac in the Belgrave area of Darwen. Its within walking distance of the town centre & there are a range of schools close by.

**OUR THOUGHTS** - *'An ideal purchase for any young family upsizing from a smaller property with an added perk of no onward chain'*

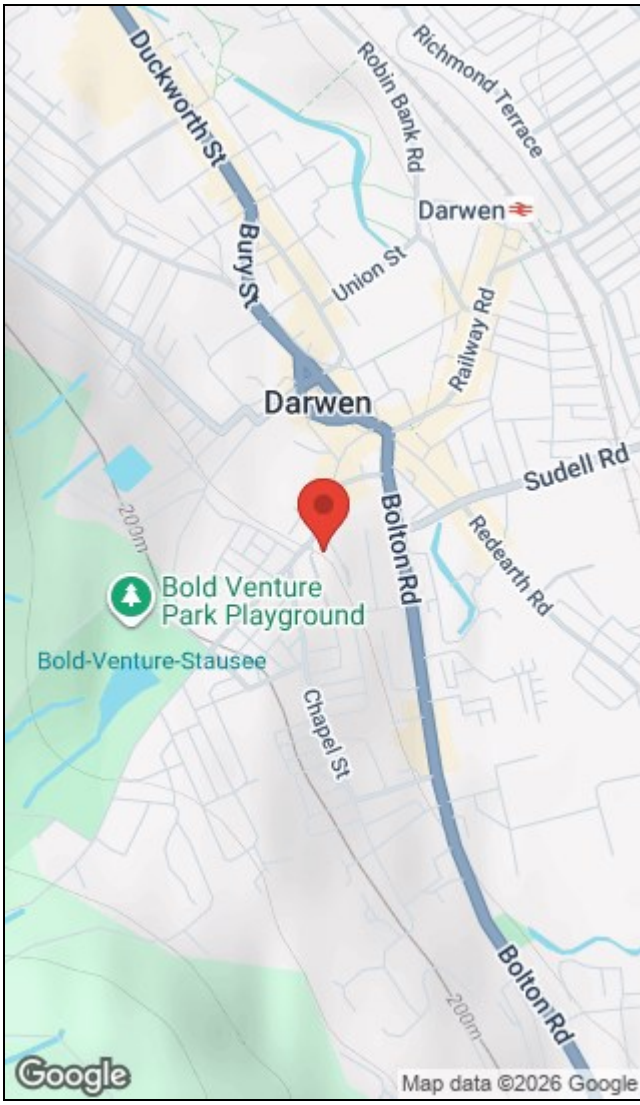
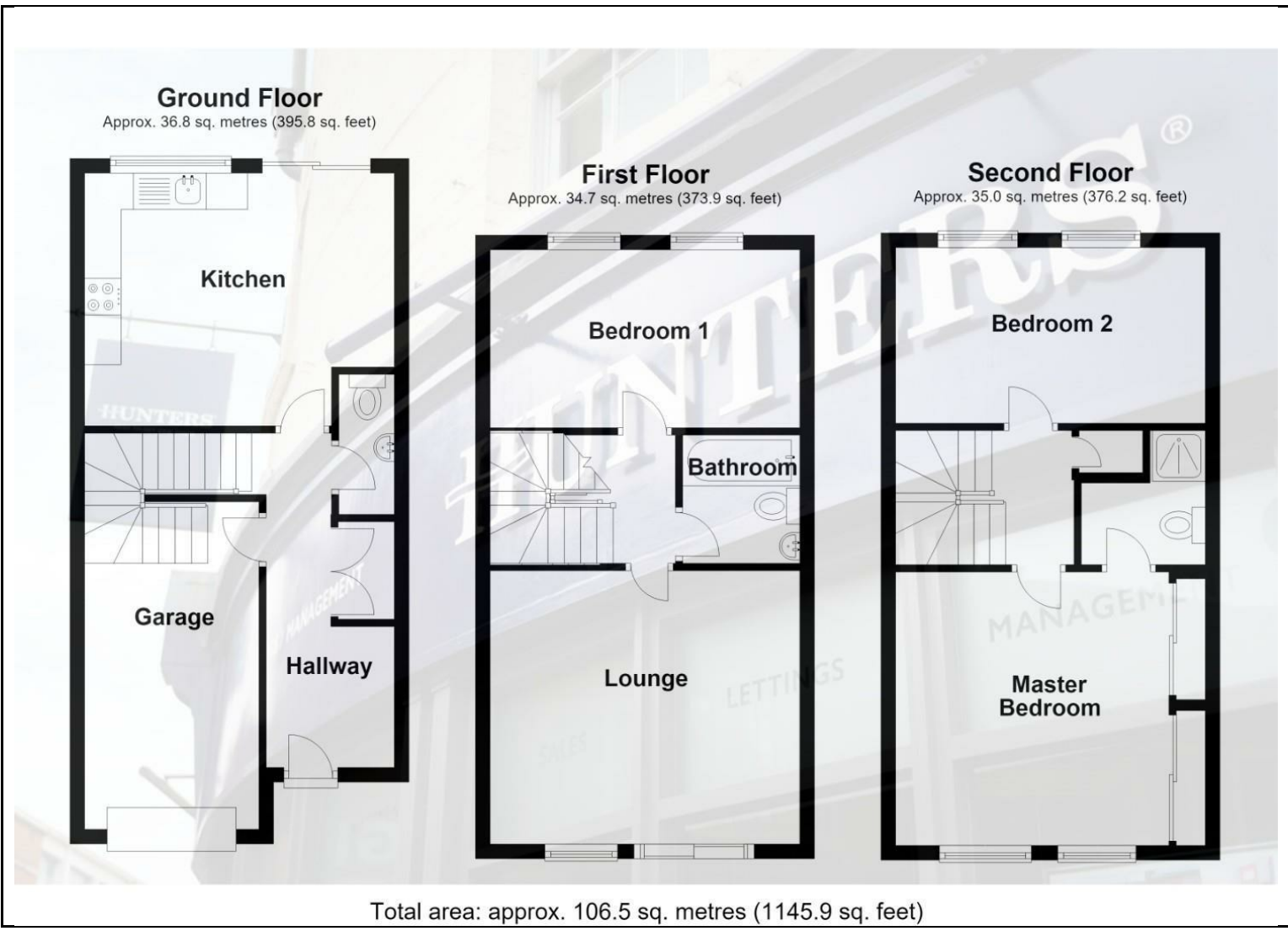
## KEY FEATURES

- 3 Story Town House
- 3 Double Bedrooms
- Modern Dining Kitchen & Lounge
- Garage & Driveway
- Ground Floor WC & Master En-Suite
- Belgrave Location
- No Onward Chain









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	77		81
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	