



Harwood Street, , Darwen, BB3 1JD

- Large semi detached property
- Family bathroom and en suite shower room
- Kitchen & separate utility room/wc
- Private drive and garage
- Three bedrooms
- Spacious lounge and dining area
- Large gardens
- Sought after location

£220,000

HUNTERS®
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DESCRIPTION

An attractive semi detached property located in the sought after Sunnyhurst area of Darwen close to the nearby picturesque woods.

The spacious family home comprises; entrance hall, spacious lounge, dining area, kitchen and WC/Utility room to the ground floor. There are three first floor bedrooms all with fitted wardrobes, one of which has an en-suite shower room and also a large family bathroom. The property has a spacious landscaped rear garden with a canopy over the patio providing a lovely touch to sit out providing both rain and sun shelter. There is private drive to the front and also additional parking and garage to the rear.

The house is well served by local amenities and Avondale primary school plus nearby Darwen town centre.

OUR THOUGHTS - 'Fabulous location attractively priced with no onward chain'

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.