

HUNTERS[®]

HERE TO GET *you* THERE



Portland Street

Darwen, BB3 2JJ

£725 Per Calendar Month



Hunters are pleased to offer this attractive terrace home to the market, situated in a popular part of Whitehall in Darwen.

The property comprises of; entrance vestibule, front lounge, attractive dining kitchen with centre island stand. To the first floor there are two bedrooms and a unique styled three piece wet room. To the rear there is a spacious yard. The accommodation is warmed throughout by newly installed gas central heating and also has the benefit of Upvc double glazing.

Located in a prime spot within a short walking distance of local shops and amenities. Darwen town centre is located within 1.5 miles and there is easy access to the M65 motorway link.

EPC Rating: D

This property produces: 3.1 tonnes of CO₂



LOUNGE 13'1" x 13'4" (3.99 x 4.06)
 Attractive lounge with " Verine" hole in the wall fire, "Pergo" wood effect flooring, Upvc double glazed window and door, inset spotlights, wall mounted tv ariel and socket points and telephone point.

DINING KITCHEN 13'0" x 10'0" (3.96 x 3.05)
 Stunning fitted kitchen with high gloss wall and floor units, corian worksurfaces with moulded single drainer sink and island unit, This contemporary kitchen also benefits from stainless steel electric oven gas hob and extractor hood, tiled splash backs and inset spotlights, Upvc double glazed window and door, telephone point and wall mounted gas central heating boiler.

FIRST FLOOR
 Stairs leading to the first floor landing, spindled balustrade, inset spotlights and access to the loft which is boarded.

BEDROOM 1 13'3" x 13'10" (4.04 x 4.22)
 Upvc double glazed window, television and telephone point

BEDROOM 2 7'10" x 6'10" (2.39 x 2.08)
 Upvc double glazed window, television and telephone point

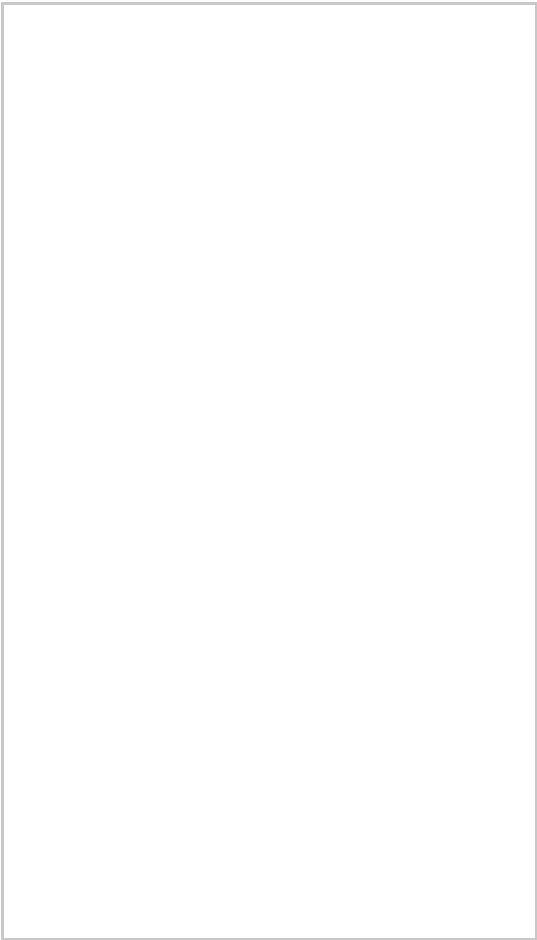
WET ROOM
 A stunning wet room with Duravit fittings comprinsing low level W.C, floor mounted wash hand basin with polished chrome inset basin and waterfall tap, open shower area with large overhead shower, wall mounted storage cabinet, tiled walls and floor, Upvc double glazed window and under floor heating.

OUTSIDE
 Enclosed yard to the rear.

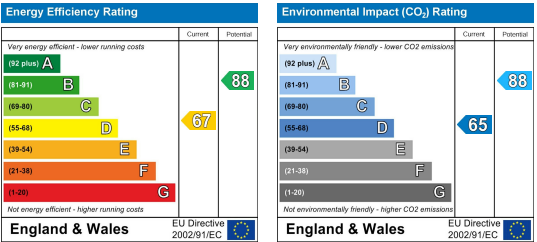
Area Map



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.