Bolton Road, Darwen, Lancashire, BB3 2JP

- 3 Story Terrace
- Requires TLC
- No Onward Chain
- Very Spacious
- Whitehall Location

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HERE TO GET *you* THERE

Offers Over £119,950

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DESCRIPTION

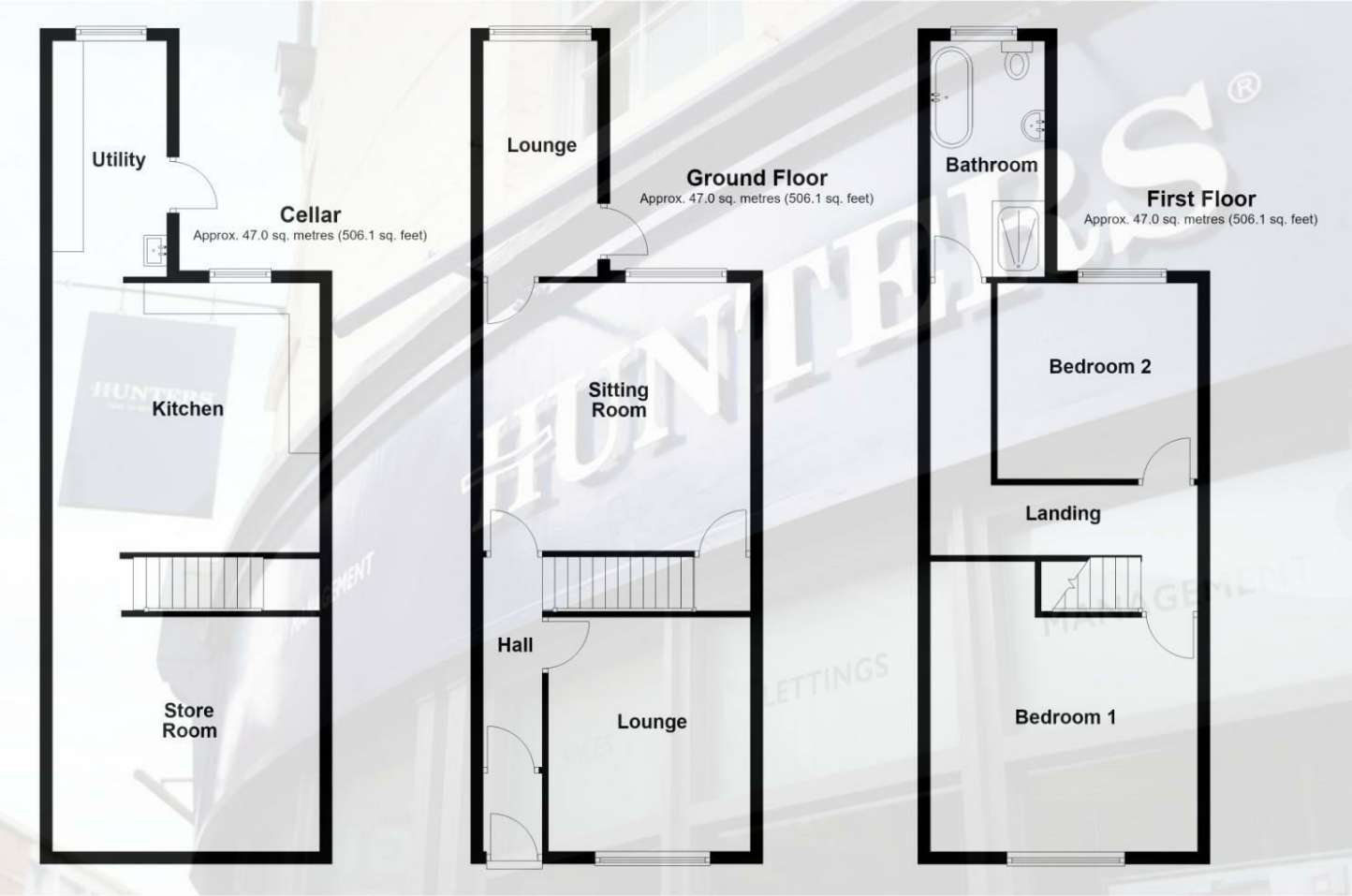
Hunters present an excellent opportunity to purchase this 3 story terrace in the Whitehall area of Darwen. This comes with massive potential, suiting anyone looking for a project.

The property comprises; vestibule, hall, front lounge, rear sitting room through to another room. The kitchen is located in the cellar and benefits from a utility area and separate storage room. To the top floor there are two double bedrooms and a four piece bathroom. Out back there is a two tiered yard with access from both the utility (bottom floor) and sitting room (ground floor).

The house is situated in the Whitehall area of Darwen, an extremely popular location with access to a range of highly respected schools. The house is situated on a bus route for those that don't drive and provides simple access into both Darwen town centre and the neighbouring town of Bolton over the A666.

OUR THOUGHTS - 'Deceptively spacious and has massive potential to create something brilliant'

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 £30 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.



Total area: approx. 141.1 sq. metres (1518.3 sq. feet)

Viewings

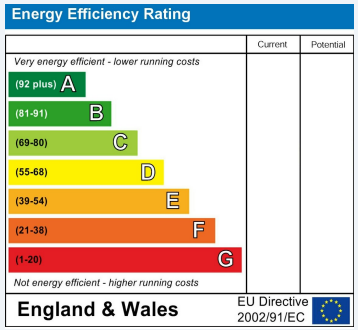
Please contact darwen@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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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