

# HUNTERS<sup>®</sup>

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## Burton Close

Darwen, BB3 2US

Guide Price £77,500



A modern self contained apartment situated on the ground floor of a stylish apartment block.

The property comprises; hall, two bedrooms, three piece bathroom, kitchen and spacious lounge. There is private parking.

Situated close to Darwen town centre which offers many facilities including shops, restaurants & bars and the railway station with regular trains running to Manchester.

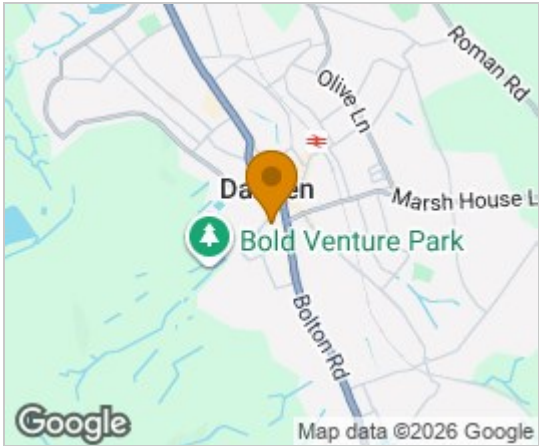
Ground rent & service charges TBC.

Auctioneers Comments:

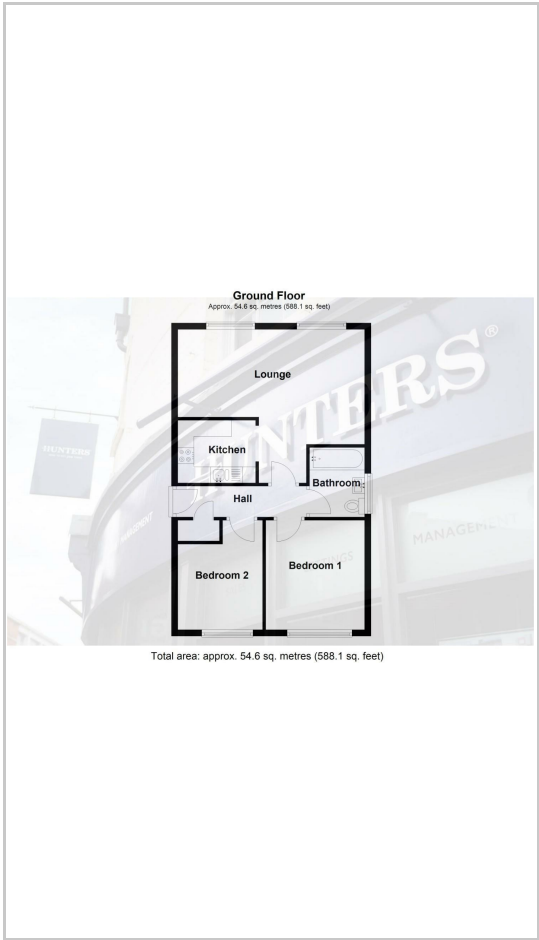
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer



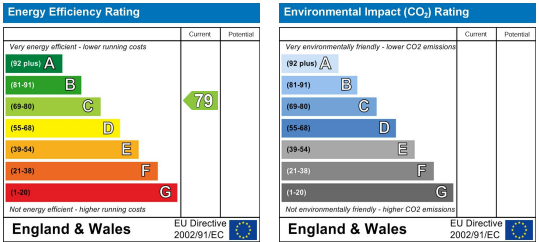
Area Map



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.