



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 D

MARSH HOUSE LANE, DARWEN

£145,000



Hunters are pleased to welcome this modern & spacious three bedroom end terrace.

The property comprises; entrance vestibule, entrance hall, front lounge, rear sitting room and modern kitchen. To the first floor there are three bedrooms and a modern bathroom.

The property is positioned to the middle of Marsh House, with easy access into Darwen town centre along with country roads through Blacksnake into Bolton and beyond. Marsh House Lane is on a bus route for those that don't drive and there are lots of good schools close by including DACA and Hoddlesden primary school.

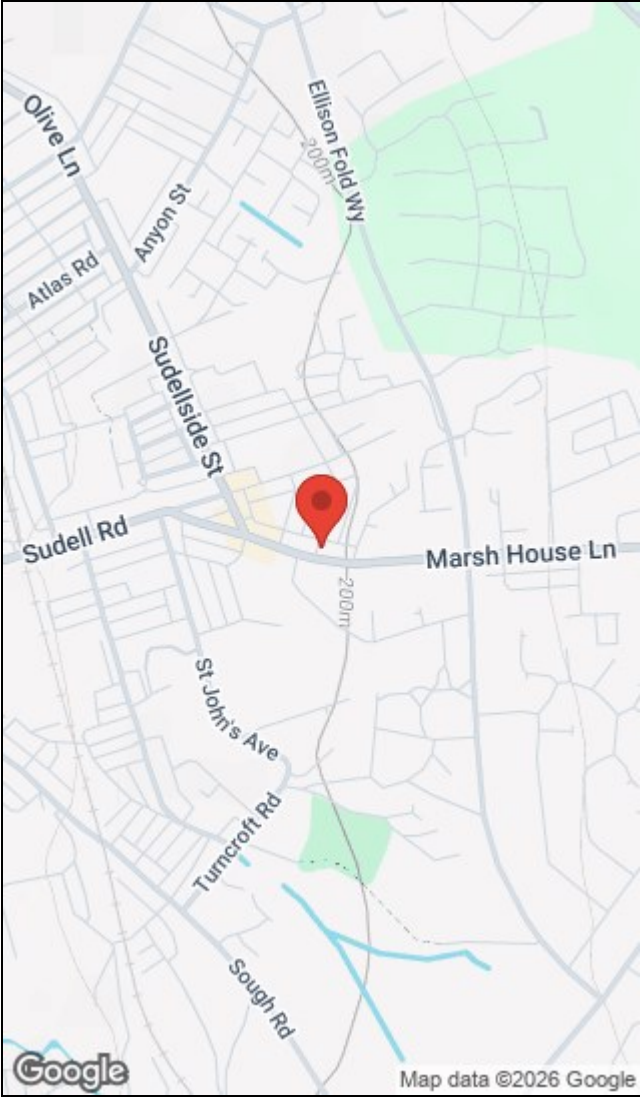
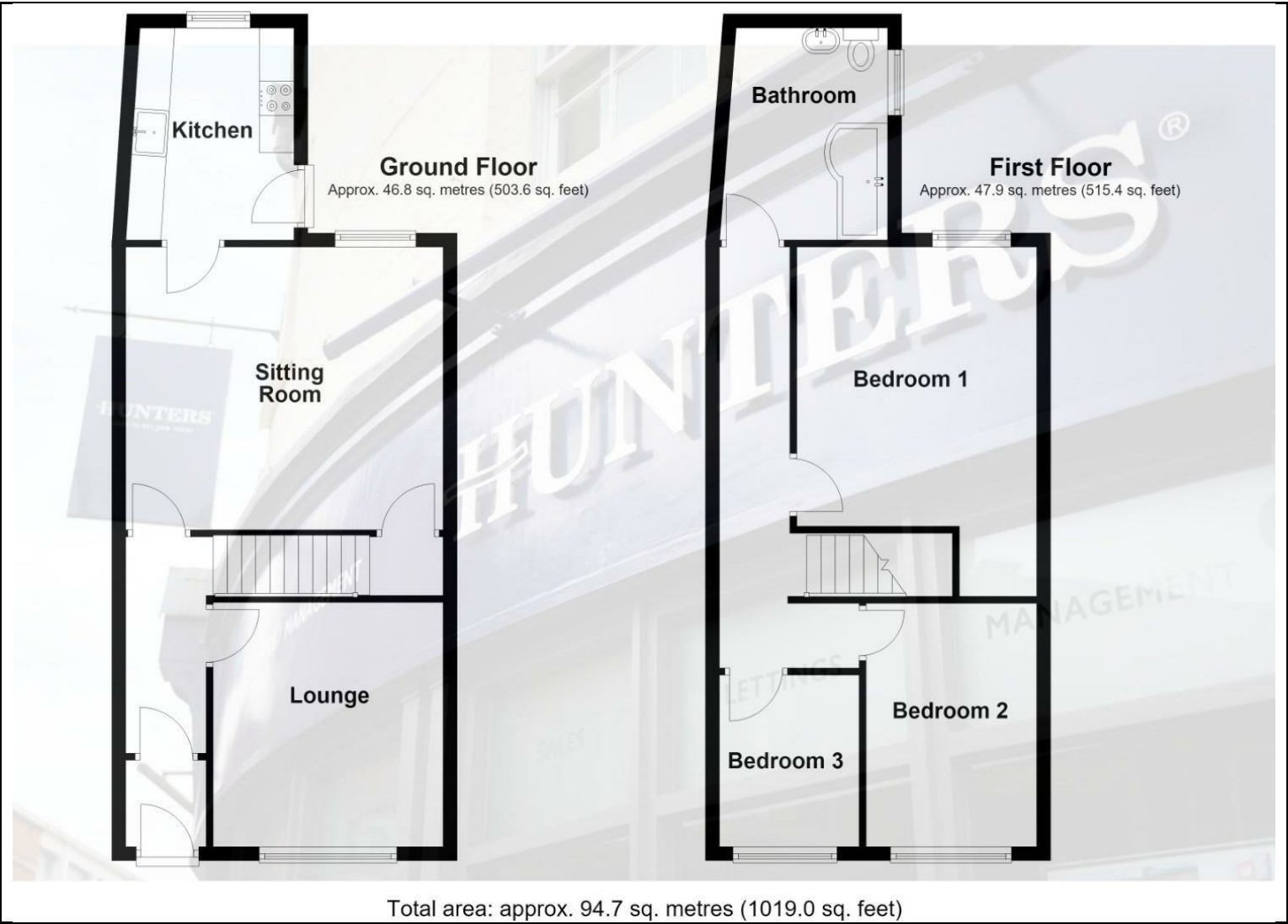
OUR THOUGHTS - *'Great option for first time buyers'*

KEY FEATURES

- Three Bedroom End Terrace
 - Front Lounge
 - Rear Sitting Room
- Modern Three Piece Bathroom
 - Modern Kitchen
 - Ideal First Home







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