

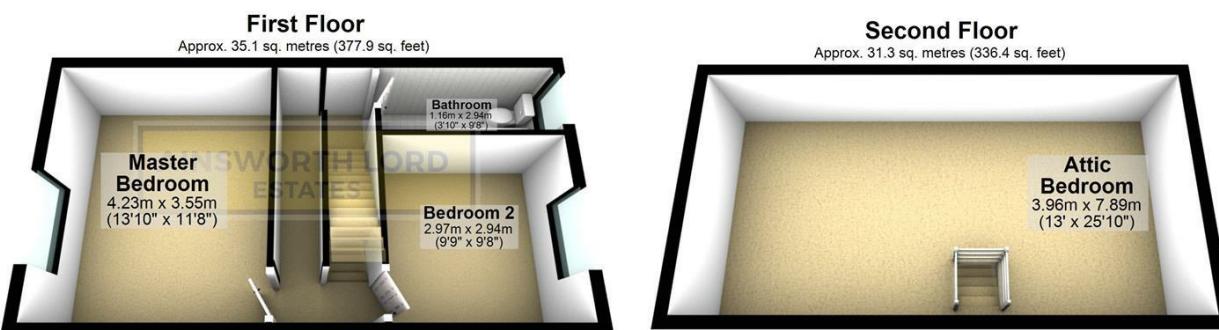
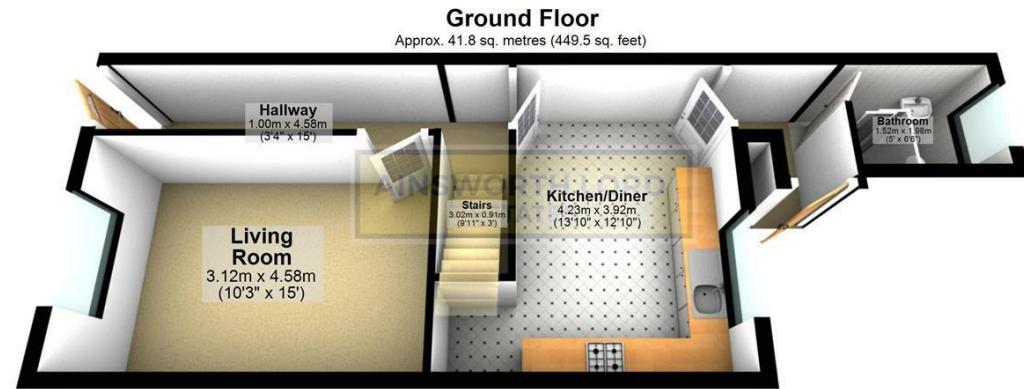


**36 HOLLINS GROVE STREET  
DARWEN, BB3 1HG**

**£130,000  
LEASEHOLD**

FINISHED TO AN EXCELLENT HIGH STANDARD\*\* 3 BED 2 BATH TERRACED PROPERTY\*\*  
IDEAL FOR FIRST TIME BUYERS \*\* GENEROUSLY SIZED BEDROOMS & LARGE MODERN  
LIVING ROOM \*\*AVAILABLE NOW

**AINSWORTH LORD  
ESTATES**



Total area: approx. 108.1 sq. metres (1163.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**AINSWORTH LORD  
ESTATES**