



## 73 Tockholes Road, Darwen, BB3 1LL

**£2,000 Per month**

Nestled on the charming Tockholes Road in Darwen, this delightful house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-designed layout includes a welcoming reception room, perfect for entertaining or relaxing after a long day.

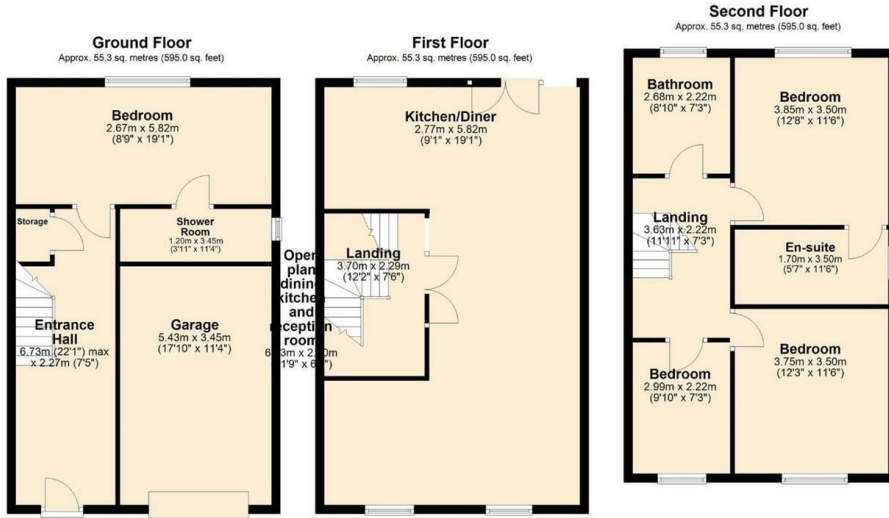
The house boasts three bathrooms, ensuring convenience for all residents and visitors. This feature is particularly beneficial for busy households, allowing for a seamless morning routine. The property is thoughtfully designed to provide both privacy and communal areas, making it a wonderful place to call home.

Situated in a desirable location, residents will enjoy the tranquillity of the surrounding area while still being within easy reach of local amenities and transport links. Darwen is known for its friendly community and beautiful landscapes, offering a perfect backdrop for family life.

This property presents an excellent opportunity for those looking to settle in a vibrant area with ample space and modern conveniences. Whether you are a growing family or simply in need of more room, this house on Tockholes Road is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home.



# Floor Plan



Total area: approx. 165.8 sq. metres (1785.0 sq. feet)

# Area Map



# Energy Efficiency Graph

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

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