



## Limes Avenue

Darwen, BB3 2SG

Offers over £220,000



This recently extended four-bedroom semi-detached house is perched high in the lovely area of Bold Venture, with expansive views of Darwen town to the rear. Complete with spacious open plan living, a drive to fit 2-3 cars, and a substantial, easy maintenance landscaped back garden, this is an ideal family home. Let's take a closer look...



### Spacious Open Plan Living

Park up on the drive outside and pop off your shoes in the handy front porch. The lounge sits to the front of the house, where a contemporary gas fire holds the centre of the room. Beautiful wood flooring adds a touch of contrast to the fresh white walls, and a unique feature wall showcasing a map of the Lake District National Park brings character to the room.

At the rear of the property downstairs is the fantastic open plan living space which is ideal for everyday family life. Skylight windows and large glass sliding doors stream plenty of natural light into this space, and a log burner is sure to make the space very cosy too! No family home would be complete without ample storage, and here there's plenty, from an understairs cupboard to a large purpose-built storage section behind rustic wood sliding doors. The spacious open plan living is versatile and could be arranged in numerous ways, currently as a second lounge and dining area, which leads through to the kitchen. This fantastic modern space is perfect for both everyday family life and entertaining guests year-round. The log burner crackling with a warm glow in the winter months, and the glass doors open onto the patio under the summer sun.

In the kitchen, grey cottage style cupboards stand bold against the white worktops and more fresh white walls, all lit up nicely by spotlights. A large electric cooker and five-plate gas hob sits beneath its extractor hood and teal tiled splashback. Integrated appliances include sink and drainer with chrome mixer tap, fridge-freezer, and dishwasher, in addition to space for the washer and dryer.

### Sleeping & Bathing

From the entrance hall at the front, the grey carpeted stairs lead onto the landing connecting the bedrooms and bathroom. Three of the four bedrooms are doubles, and all are found well-presented in great condition, with plenty of space for all the family.

In the shower room, white tiled walls complement the grey tiled floor. The family shower room features a three-piece suite including walk-in shower with glass screen, waterfall shower plus handheld showerhead, wash basin and WC.

### Outside Space

In addition to the space at the front to fit 2-3 cars is the back garden. The garden is comprised of a lower lawn fitted with artificial grass, and two patios – an upper and a lower. The upper patio is a great spot to enjoy BBQs and outdoor dining in the warmer months, while the lower patio provides a nice spot to lounge in the sun, or hot tub! And the kids can play out year-round on the artificial lawn.

The garden is east facing hence gets the sun from the first thing in the morning, and owing to it's two-tiered, relatively long shape, gets sun at some angle until it sets in the west later in the evening.

### Location

Positioned at the top end of Limes Avenue, this property sits in a quiet and family-friendly neighbourhood, with St Josephs RC Primary School being a literal stone's throw from the property! Perfect for the little ones.

At the bottom of Limes Avenue, Bold Venture Park offers a refreshing green space featuring beautiful, landscaped gardens and woodland, a waterfall, pond, and children's playground – it's a space perfect for morning runs or strolls with the kids and four-legged friends! And for the more adventurous lovers of the outdoors, there's Darwen Tower and the surrounding moorland; the nearby moorland can be accessed in about fifteen minutes on foot, which opens onto plenty of trails along the West Pennines, perfect for walking, running, and cycling.

Next to Bold Venture Park, Belgrave Road leads into central Darwen where a large variety of amenities are found, from independent shops, cafes, bars and restaurants to larger chain supermarkets, Darwen Leisure Centre, schools and transport links.

Darwen is a well-connected town. Darwen Train Station is a just a five-minute drive or fifteen-minute walk, which is part of the Manchester to Clitheroe line. The M65 Junction 4 is a ten-minute drive away which provides access across the country, and to the nearby Yorkshire Dales and The Lake District within an hour.

For detailed information about local schools and nearby transport links, see the image at the end of photos.

### Services

Mains gas, electric, water, drainage. Combi boiler.

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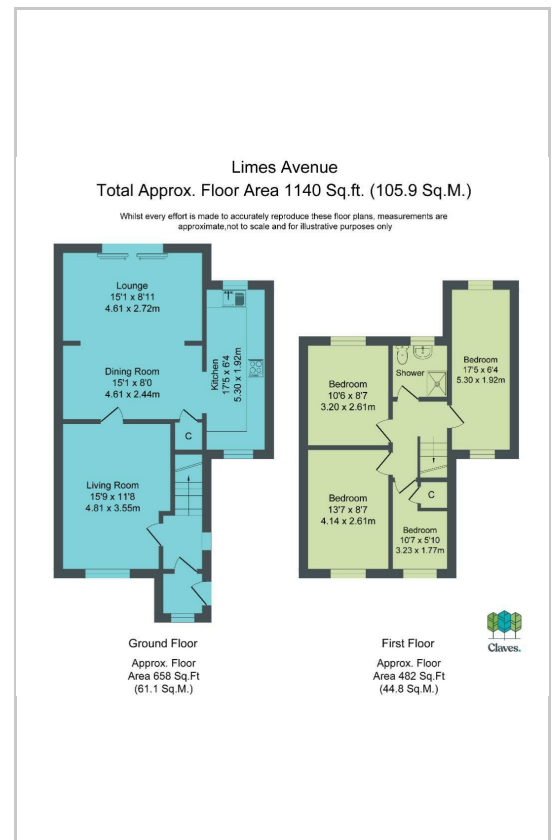
## Claves.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

