Claves.



Kelvin Street

Darwen, BB3 2SX

Offers around £180,000

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Occupying an enviable position within the ever-popular Bold Venture district of Darwen, this attractive stone-fronted mid-terrace home enjoys uninterrupted elevated views across the neighbouring small reservoir and surrounding countryside whilst benefiting from a peaceful setting just moments from Bold Venture Park and Darwen town centre.

Well presented throughout in neutral tones with newly fitted carpets, the property offers spacious accommodation extending to approximately 1,151 sq ft, making it an ideal purchase for first-time buyers, professional couples or young families looking for a home ready to move straight into.

The accommodation comprises an entrance vestibule, hallway, welcoming lounge with original exposed timber flooring and feature fireplace, spacious dining room, fitted kitchen enjoying far-reaching views, two generous bedrooms and a well-proportioned new family bathroom. A pull-down ladder provides access to a superb boarded loft room complete with a Velux roof window, offering excellent versatility as a home office, hobbies room or occasional guest accommodation (subject to any necessary regulations).







Living quarters with views to front & rear

A welcoming entrance vestibule opens into the hallway, a bright and characterful lounge where high ceilings, decorative coving, original exposed timber flooring and a feature fireplace create an inviting first impression. To the rear, the spacious dining room provides an excellent second reception room, equally suited to formal dining or everyday family living, with a large rear-facing window framing the impressive elevated views beyond. Completing the ground floor is the fitted kitchen, offering a range of storage units, ample worktop space and direct access to the rear courtyard, whilst making the most of the stunning countryside outlook from the sink.

Beds & Baths

The first floor offers two generously proportioned bedrooms, both beautifully presented in neutral décor. The principal bedroom enjoys excellent natural light and ample space for a full range of bedroom furniture, whilst the second bedroom overlooks the rear and benefits from the spectacular open views stretching across the fishing lodge and surrounding countryside. The spacious family bathroom is fitted with a modern new white suite comprising a panelled bath with shower over, wash basin and WC, together with useful built-in storage cupboards.

A pull-down ladder from the landing provides access to a fully boarded loft room with a Velux roof window, creating a highly versatile additional space ideal for home working, hobbies or storage.

Outside & Views

To the front, the property enjoys an attractive stone façade with a small forecourt garden and, importantly, is not directly overlooked, creating a pleasant open aspect.

The enclosed rear courtyard provides a low-maintenance outdoor space perfect for relaxing or entertaining whilst enjoying one of the property's standout features—the magnificent elevated views across the neighbouring small reservoir, mature woodland and rolling countryside beyond. Rarely do traditional terraced homes enjoy such an impressive backdrop, offering a wonderful sense of peace and privacy.

Location

Kelvin Street occupies a sought-after position within the popular Bold Venture area of Darwen, renowned for its character homes and close proximity to the beautiful Bold Venture Park. The property is conveniently located within walking distance of Darwen town centre, offering a wide range of shops, cafés, restaurants, supermarkets and leisure facilities, together with excellent transport links including Darwen railway station and easy access to the M65 motorway network. The surrounding area also provides numerous scenic walking routes through woodland and open countryside, making it an ideal location for those seeking both convenience and outdoor lifestyle.

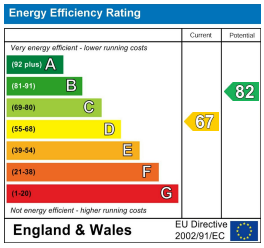
Area Map

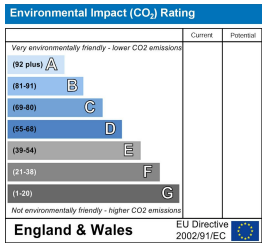


Floor Plans



Energy Efficiency Graph





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