



Claves.



## Earnsdale Road

Darwen, BB3 1HS

Offers over £180,000



Recently refurbished to a high standard throughout, this bright, airy, and deceptively spacious 2-bedroom stone terraced property blends contemporary style with period charm. The property is located adjacent to Sunnyhurst woods and located in the sought after Sunnyhurst residential area. Owing to its immaculate condition and tasteful modern finish, this home is ready to simply move in, unpack, and enjoy!

Internally the property briefly comprises two spacious reception rooms, kitchen, two double bedrooms (master with en-suite), large main bathroom, and garden area with decking to rear. There is also a garage on a separate title to the property, which is available to purchase upon separate negotiation.



## The Living Space

The property has a great kerb appeal with stone façade and complementary characterful windows, including the beautiful big bay window of the front reception room. A bright and airy entrance hallway welcomes you with open arms, where the charming character of the home is noticed with high ceilings that feature coving and ornate detailing, and contemporary in-trend wall panelling gives the first glimpse of the seamless blend of modern style and period charm.

A spacious and equally bright and airy reception room with open plan kitchen aspect invites you through to the rear, and to the right of the hallway is the front reception that's brimming with character... An exposed brick feature within the original chimney breast adds tasteful contrast to the fresh and calming ambience of the room, where a soft green feature wall adds a splash of colour to the white walls and ceiling, where more decorative detailing adds a touch of flair. And the fabulous bay window opens up the room, ensuring the space is filled with natural light!

The second reception is situated to the rear with a generous footprint, and glass double doors and skylight-style windows flood the space with natural light. Another original chimney breast holds the centre of the room, featuring a stone hearth and mantelpiece, adding a rustic touch to the fresh modern feel.

The kitchen is positioned in an open plan format off the rear reception, and like the rest of the home is found in impeccable condition - new and never used! Shaker-style cupboards continue the trendy finish, and atop sits a contemporary white worktop. Integrated appliances in the kitchen include an electric oven, 4 plate electric hob with splashback and extractor, dishwasher, and a matt black sink with chrome swan-neck mixer tap adds contrast sitting in the white worktop. Plus, a handy feature off the rear reception is a utility which has space for miscellaneous bits and bobs and plumbing for the washer.

No.52 Earnsdale gives choice and versatility in usage owing to the two spacious reception rooms which you can utilise to suit your lifestyle. Perhaps a mixed use day lounge and dining area in the rear with the open plan kitchen aspect? And the front reception as a cosy evening or formal lounge? Or maybe you'd prefer a formal dining area at the front, perfect for dinner parties when entertaining family and friends? Whatever your preference, it is a gorgeous home which will be a delight to live in!

## The Bedrooms & Bathrooms

The two bedrooms are both generous doubles in pristine condition. The master bedroom features trendy wall panelling and feature lighting, with the added bonus of a walk-in wardrobe/storage and modern 3-piece en-suite. And the second bedroom takes advantage of lovely green views at the front through its large window.

A continuous theme in this home is the superb bright and airy feel, and the bathroom is just that! It sits in the centre of the property and a quirky touch is its elevated position up a few steps accessed from the central landing... A large freestanding tub takes centre stage and the suite also features a modern wash basin with integral storage and WC - all of which is lit up by the large light well.

## The Outside Space

Who doesn't love a suntrap?! The garden area with decking at the rear is south facing so will be a perfect spot to soak up some sun on warm summer's days. And the glass double doors from the property increase its practicality and usability.

As mentioned prior, there is also a garage on a separate title to the property, which is located just a hop skip and jump away in the back street. The garage is available to purchase upon separate negotiation if you so wish.

## Location

Earnsdale Road is a well kept street leading up to the scenic countryside setting of neighbouring moorland - ideal for those who enjoy outdoor pursuits, and handy for those who walk their four-legged friends! The neighbouring green canopy of trees adds to this location's attractiveness, and the selection of Darwen's amenities, schools and transport links are nearby, making it a practical spot to live too.

Junction 4 of the M65 is within a few minutes' drive, providing access to the national motorway network, and Darwen train station provides routes into Preston to the north and Manchester to the South, allowing easy access for commuting.

## Services & Specifics

We are advised:

The property is Freehold.

The tax band is B.

The property is heated via gas central heating with a Vaillant combi boiler located in the kitchen.

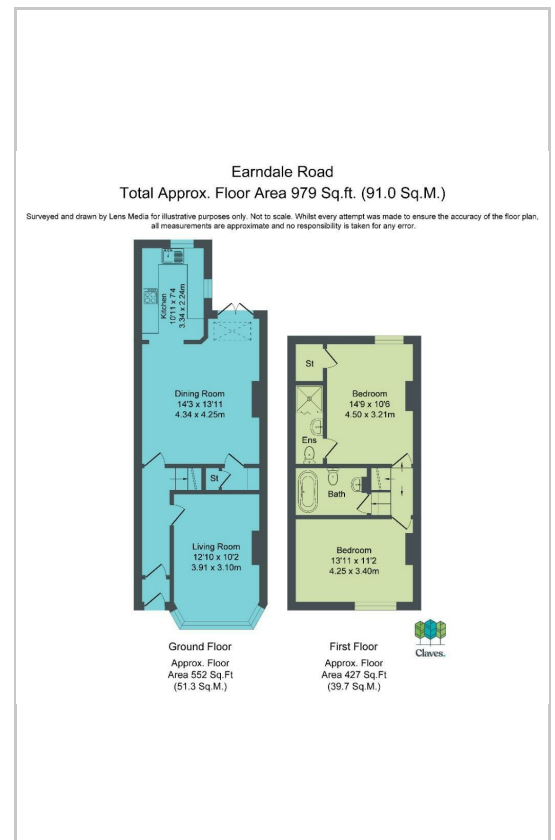
The property's services are all connected to mains supply.

The loft is accessed via hatch over the stairs in the bathroom.

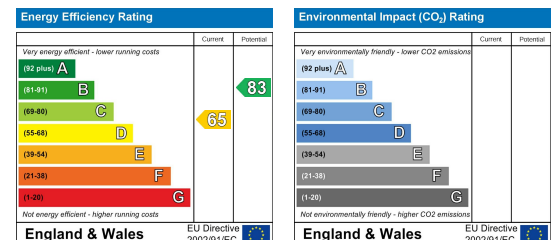
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk