



## Sough Road

Darwen, BB3 2HA

Offers over £160,000



Welcome to Thornleigh, a super spacious semi-detached property that is brimming with character owing to its 1800s heritage. The house is offered with no onward chain and requires refurbishment throughout, so provides a fantastic opportunity for those homeowners looking for their next exciting home transformation project! Thornleigh is arranged over 4 storeys including the basement, and currently accommodates three double bedrooms with potential for five. The property boasts a great amount of space inside and out with a total approx. floor area of just over 3,300 sq ft. Outside is a spacious drive and garden, and internally are big bay windows, high ceilings and very generous rooms, it would make a gorgeous family home. The property is located in a leafy green area of Darwen with easy access to the motorway network, amenities, and schools. Curious? Let's take a closer look...



### The Living Space

The home welcomes you inside through a large entrance vestibule and into its grand hallway. On the ground floor are two super spacious reception rooms where big bay windows allow in floods of natural light, and to the rear on the ground floor is the dining room which leads further onto the kitchen. Each room requires modernisation, but you can certainly see how beautiful it could be when refurbished while retaining its notable character.

### Bedrooms & Bathrooms

Back into the hallway and the stairs lead you to the large landing which connects the bedrooms and main bathroom...

The property currently provides three double bedrooms, though this could relatively easily be reconfigured to five doubles – the bedroom at the rear could be split into two, and the sizeable loft is crying out for conversion! There is plenty of room for value to be added.

The bedroom at the front is suitable as the master, and its large walk-in wardrobe/storeroom would make a brilliant en-suite. The main bathroom is situated in the middle of the landing with a three-piece bath suite, and there is also a shower room situated in the middle of the hallway downstairs which would alternatively suit use as a downstairs WC.

### The Basement

In addition to the massive amount of space offered via the ground, first and second floor, a substantial basement provides three more big rooms which provide further potential! Perhaps a home gym? Maybe a games room or home cinema? Or perhaps just a lot of extra space for storage!

### The Outside Space

Thornleigh is situated on a large plot which features a front drive that leads down the side of the property and can accommodate several cars. There is also a garage and substantial garden area to the rear that hold heaps of potential, again owing to the generous amount of space on offer.

### Location

Thornleigh is situated in a lovely leafy green area of Darwen. The property is well positioned for easy access to the motorway via the A666, and the amenities of Darwen, Bolton, Blackburn and surrounding villages make it a convenient spot to live with a range of country pubs, restaurants, shops, schools and outdoor pursuits on your doorstep.

### Services & Specifics

- We are advised:
- The property is Freehold.
- The tax band is E.
- The property is heated via gas central heating with a Worcester combi boiler located on the landing.
- The utilities are all connected to mains supply.
- The property is on a water meter.
- The gas, water, and electric meters are located in the basement.
- The property currently does not have broadband connected.

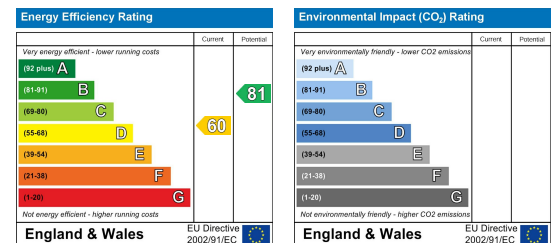
### Area Map



### Floor Plans



### Energy Efficiency Graph



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### Claves.

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