



Claves.



Park Road

Darwen, BB3 2LB

£120,000



Situated in the sought after and established area of Whitehall, Darwen, this mid-terraced two-bedroom stone property benefits from period features such as high ceilings, large rooms and big windows, and offers excellent scope for light cosmetic upgrades which will undoubtedly create a beautiful place to call home. A brief summary of the internal accommodation includes two spacious reception rooms and kitchen, while upstairs are two well-proportioned bedrooms and a good-sized family bathroom. Externally, the property benefits from gardens to both front and rear.



The Living Space

The first of two large reception rooms is situated at the front, featuring a traditional chimney breast with brick surrounds and a stone mantel and hearth. The large window streams in plenty of natural light, and the generous footprint with a wooden floor provides plenty of floor space. The generous proportions and wooden floor continue to the rear reception room too, which again is traditional in configuration and features a chimney breast, though also has an open aspect kitchen which makes it a suitable dining room, or perhaps a multifunctional day room where dining and an informal lounge blend seamlessly into one.

The kitchen is of a modern design with a tiled floor and white tiled splashbacks which complement the white cabinetry and add contrast to the dark grey worktop. A range of integrated appliances include a Range cooker with ovens and a six plate hob and extractor hood, plus a sink with chrome swan neck mixer tap, allocated spaces for a washer/dryer, and ample storage cupboards.

The Bedrooms & Bathroom

Upstairs the master bedroom is situated at the front of the house with a very generous double size, and the high ceiling and large window continues the period character. Another good sized double is situated to the rear with a walk in storage closet, and its no surprise the main bathroom is also generous in size, with contemporary black and white tiling to the walls, and a traditional three piece suite comprising freestanding bath tub with shower, wash basin and WC.

The Outside Space

In addition to the front garden with mature shrubbery, the property benefits from a private yard to the rear with raised beds in stone walls. There is also plenty of room at the front of the house for on street parking.

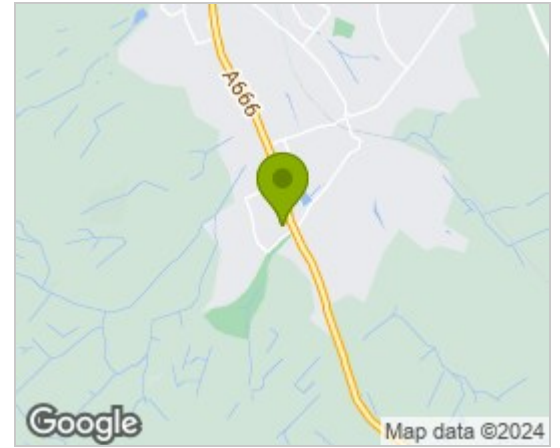
The Location

Park Road is a desirable street of terraced stone properties in the sought after and established area of Whitehall, Darwen. The location benefits from having an abundance of countryside on your doorstep. Within a 5 to 10 minute stroll you can either be within the beautiful surroundings of Whitehall Park or be well on your way up into the surrounding moorland which is a playground for outdoor pursuits - particularly ideal for those with four legged friends! Owing to its position off Bolton Road it is well connected for amenities and transport links too, providing easy access to the national motorway network, as well as plentiful large retail areas, independent shops, cafes, restaurants and pubs in both Bolton and Darwen, not to mention the large variety of schooling options too!

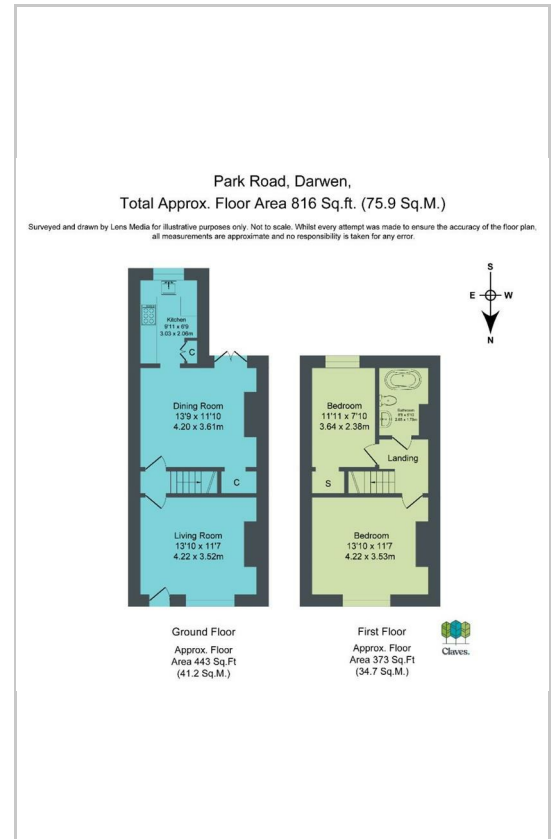
The Specifics

- The tax band is A.
- The tenure is TBC.
- There is gas central heating with a boiler located in the kitchen.

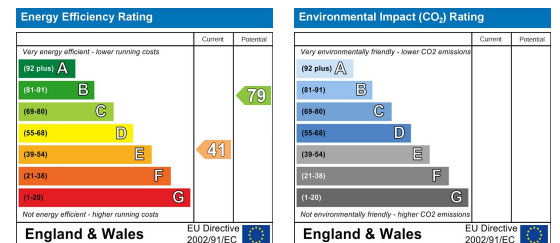
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk