Claves.

Cranberry Lane

Darwen, BB3 2HL

Asking price £225,000

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Presented to a contemporary standard throughout, this deceptively spacious 3-bedroom semi-detached dormer bungalow is a great family home and is ready to move into! The property is located on the fringe of the countryside in the sought-after Cranberry residential area of Darwen, where rolling green hills and country walks are on your doorstep, while plentiful amenities are nearby too.

Internally the property briefly comprises an open-plan lounge-diner, kitchen, utility room, office/second lounge (alternatively would suit use as a fourth bedroom), and upstairs there are three double bedrooms and family bathroom. Externally the property benefits from a front garden, landscaped garden to the rear, and tandem driveway.

The Living Space

Pop your car on the drive and be welcomed into this cosy abode through a handy front entrance vestibule – a convenient spot to keep shoes and coats tidy and out the way. The vestibule opens onto the open plan lounge-diner which spans from front to back. The lounge aspect is situated to the front with a gas fire holding the centre of the room, and to the rear is the dining area where glass sliding doors pour in natural light and open onto the back garden.

The kitchen sits at the front of the home and benefits from a contemporary design, underfloor heating and plinth heater, and a range of integrated appliances including dishwasher, oven, microwave, 4-plate electric hob and extractor. The wood cupboards complement the black worktop and tiled floor, and inset unit lighting creates a trendy modern vibe. Adding to this property's practicality for family life, there is also a utility room and guest WC.

In addition to the open plan lounge-diner, the property benefits from another versatile room on the ground floor looking onto the back garden, which is suitable for a variety of uses – ideal as a home office, snug, or playroom for the kids! Alternatively, the room could easily be used a fourth double bedroom.

The Bedrooms & Bathroom

This homely dormer bungalow offers three double bedrooms, providing ample space for all the family. Each bedroom is well presented in good condition, and the bedrooms to the front take advantage of lovely countryside views – a lovely sight to wake up to.

The family bathroom is of a contemporary finish with tiled floor and chrome fittings, and benefits from a 4-piece suite including corner bath, walk-in shower, wash basin with integral storage unit, and WC, plus there's added the perk of underfloor heating!

The Outdoor Space

The glass sliding doors of the open plan living space open onto the private landscaped rear garden, where an elevated lawn sits next to a flagged patio area, providing a secluded spot to sit back and relax with family and friends on warm summer's days, and a safe place for the kids to play too.

To the front the home also benefits from a garden area made private by the bushes on the front boundary, as well as a gated tandem drive which leads down the side of the house.

The Location

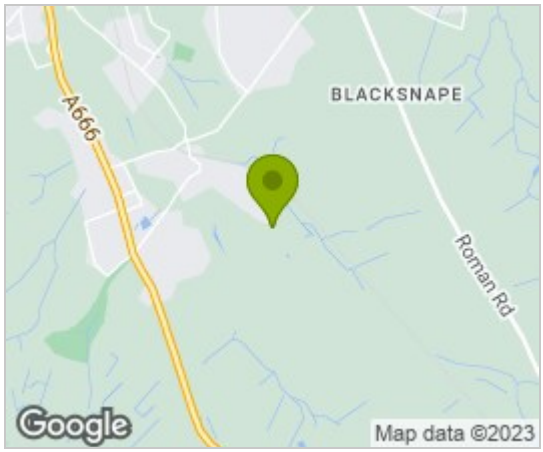
Situated near the top of Cranberry Lane in the sought-after Cranberry residential area of Darwen, where the convenience of nearby amenities allows this home to be practical for daily life, while being just a hop skip and jump from beautiful countryside and green spaces – the best of both worlds!

Darwen offers a selection of amenities including supermarkets, pubs, bars, restaurants, leisure facilities and schooling options. And nearby transport links include Darwen train station with links to Manchester and Preston city centres, and Junction 4 of the M65 provides easy access to the national motorway network, plus the A666 leads to the neighbouring towns of Bolton and Blackburn.

Services & Specifics

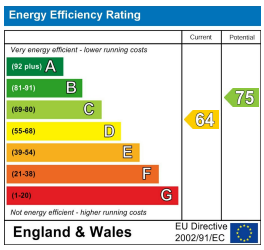
We are advised:
The property is Leasehold with no ground rent payable.
The length of the Leasehold term is 999 years from 1967.
The tax band is C.
The property's utilities are all connected to mains supply.
The property is heated via gas central heating with a Vaillant combi boiler located in the utility room. We are advised that the boiler is approx. 7 years old, and that when it was installed the property had a new central heating system installed too, which allows remote control via mobile phone.
The property benefits from solar panels which provide enough electricity for the current owner, and there is also the benefit of the feed-in tariff, which allows surplus electricity to be sent to the national grid, and we are advised the current owner receives approx. £300 per annum for this contribution.
The property has a loft, it is not boarded.

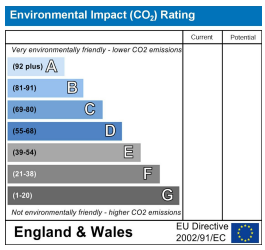
Area Map



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