



Claves.



Beaumont Way

Darwen, BB3 3SG

Offers over £270,000



Presented to contemporary standards throughout, this detached four-bedroom property makes a brilliant family home that is ready to move into, in an ideal location too! Beaumont Way is situated on the fringe of the countryside in Darwen with plentiful amenities nearby. In brief the property comprises a central hallway, lounge, dining room, snug, kitchen-diner, downstairs WC, four good sized bedrooms with an en-suite to the master, and family bathroom. Externally the home benefits from an integral half garage, driveway, and low maintenance back garden. Curious? Let's have a closer look...



The Living Space

Pop your car on the drive and the central hallway welcomes inside... The dining room is situated at the front while the lounge and kitchen are situated to the rear, and all rooms are presented in great condition to fresh contemporary standards. In addition to the two main reception rooms is a snug/TV room which adds valuable extra space – ideal for the kids and the needs of family life! Another feature that’s practical for daily family life is the downstairs WC positioned adjacent to the snug and main lounge.

Into the kitchen and integrated appliances include everything you need, including an integral fridge-freezer, dishwasher, four-plate hob with modern extractor and electric oven, a stylish contrast sink and drainer with swan-neck multi-function tap, plus the integral washer and dryer too! All of this and there’s even enough space for informal dining – a must have for the kids before the school run.

Bedrooms & Bathrooms

Up the modern feature staircase and the contemporary theme continues. Four bedrooms provide plenty of space for family life. The master bedroom benefits from fitted wardrobes and a three-piece shower en-suite. And for the rest of the family a well-proportioned three-piece bathroom sits in the middle of the landing, including bath with shower, wash basin and WC.

The Outside Space

The outside space at No.54 is a good size and ideal with it being low maintenance too. The split-level decking provides a nice spot to enjoy down time with family and friends in the summer sun. And an added bonus is the built-in pizza oven!

Everything On Your Doorstep

Situated on a contemporary development near the countryside in Darwen, this lovely home is close to all the amenities a family would need... Schools, leisure facilities, country pubs, restaurants, road and rail links are all within a short drive.

Services & Specifics

We are advised:

The tax band is D.

The tenure is Leasehold with a ground rent of £100 per annum and a service charge of £90 per annum.

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

The property is fitted with an alarm and video-assisted doorbell.

The loft is partially boarded with pull down ladders installed.

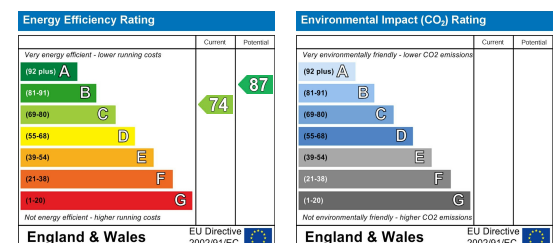
Area Map



Floor Plans



Energy Efficiency Graph



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