



## High Bank Crescent

Darwen, BB3 2TD

Offers over £262,500



Situated on a quiet cul-de-sac of contemporary stone properties near Astley Bank in Darwen, this lovely detached property provides 3-4 bedrooms with 2 en-suites, 2-3 reception rooms and balcony from the main lounge, kitchen, low-maintenance garden with outhouse and decking, and a drive with front patio area. Let's take a closer look...



## Living Space

Pop the car on the drive and make your way inside. Beyond the front door lies a spacious open plan reception hall suitable for use as a lounge area – the room benefits from electric underfloor heating and a neutral colour scheme with a wood floor and fresh white walls creating a bright and airy feel. And by the front door off this reception hall/front lounge area is a handy guest WC.

Further into the property the kitchen sits to the right, featuring a black tiled floor with complementary black worktops and tiled splashbacks that bring contrast to the white units and walls. Integrated appliances here include a 4-plate gas hob with extractor and sink with mixer tap and drainer.

The main lounge at no.8 sits to the rear of the home and benefits from a balcony too! Through the glass double doors leading to the balcony, plenty of natural light streams in and bounces around the room off the dark wood flooring which brings a subtle contrast to more fresh white walls.

Adjacent to the main lounge is the room which houses the wheelchair lift which provides easy access to the lower floor. Evidently the main use of this room is for the lift, but this room offers additional versatile space to suit whatever your preferences may be... Storage? A home office or study? The choice is yours.

## Bedrooms & Bathrooms

From the middle floor of this property, two bedrooms are situated upstairs and the specially designed disabled access bedroom is on the lower floor. Upstairs is the master bedroom which benefits from fitted wardrobes and dressers in addition to a spacious en-suite with shower, wash basin set within a storage unit, and WC. The bedroom is decorated to a contemporary standard with sloping ceilings adding a touch of character. The sloping ceilings continue in the second bedroom which is currently used as an office and is also finished to a contemporary standard.

On the lower floor is the disabled-friendly bedroom and wet room. This room is a generous size, affording ample space for the wheelchair lift, the bedroom aspect, and further space on the opposite side of the room which can be used as a small lounge space within the bedroom, where glass double doors open onto the back garden. The en-suite wet room provides another generous space to allow for easy washing while using a wheelchair. The wet room features a shower, wash basin with storage unit, and WC.

## Outside Space

In addition to the spacious front drive and elevated patio, this property benefits from a spacious and low-maintenance garden to the rear, featuring an artificial lawn area, upper and lower decking areas, and a wooden outhouse suitable for use a home office, home gym, or traditional summer house. The external aspect of this home is also wheelchair friendly, with ramps leading from the lower floor bedroom into the garden.

## A Quiet Convenient Spot

Situated on a cul-de-sac within a contemporary neighbourhood of predominantly detached family homes, this property offers a quiet spot while being close to central Darwen which provides all the amenities you need. From large supermarkets to local independent shops, bars, restaurants, leisure facilities, schools and transports links, everything is conveniently located within a short drive.

## Services & Specifics

We are advised:

The property is Freehold.

The property tax band is D.

The property is heated via gas central heating with a Baxi combi boiler located in the front lounge, and an additional Megaflo hot water tank located in an airing cupboard on the lower floor.

There is also electric underfloor heating in the reception hall/front lounge.

The property's services are all on mains.

The property is alarmed.

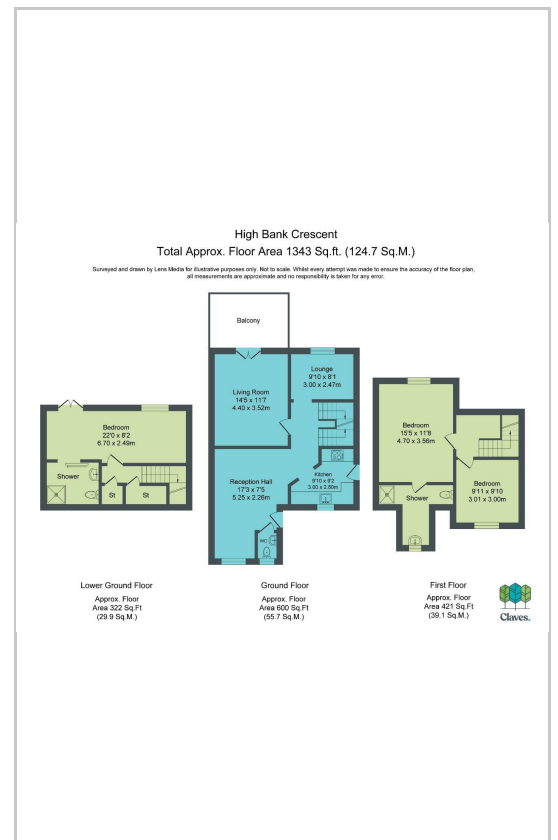
The front drive will accommodate around 2-3 cars dependent on size.

The property was built in 2002.

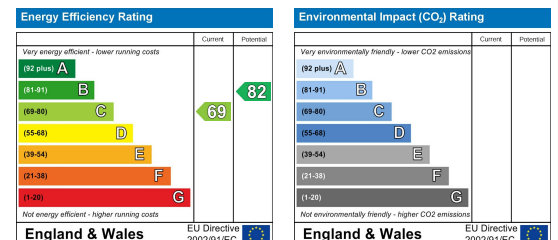
## Area Map



## Floor Plans



## Energy Efficiency Graph



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