



Glenshiels Avenue

Darwen, BB3 3LS

£279,950



A generous south facing garden... Countryside on your doorstep... Convenient village amenities... And interiors in excellent condition... Welcome to this three bedroom detached home on Glenshiels Avenue in Hoddlesden. It's evident this house has been loved with a quality finish and maintained to a super condition throughout. The generous plot provides so much potential! Perhaps ideal for an extension subject to planning.

A quick overview of the property internally includes a large open plan lounge-diner, kitchen, guest WC, three well proportioned bedrooms and a spacious family bathroom. Externally are sizeable gardens to the front and rear, a large driveway and attached garage. Keen to know more? Let's have a look at the finer details...



Living Space

This homely abode welcomes you into its hallway leading you onto the kitchen, lounge and guest WC. Where to explore first?

The main reception room spans the full depth of the property from front to back, allowing plenty of natural light to flow through the space making it fresh, bright and airy. The lounge aspect sits at the front with a modern gas fire complementing the neutral tones. And the dining area to the rear of this open plan room has a fantastic aspect overlooking the huge back garden and neighbouring countryside – blissful. If you have the appetite you may want to put glass bifold or French doors opening onto the garden so you can enjoy that lovely indoor-outdoor living on warm summer days, the potential's certainly there!

Back into the hallway and the kitchen is situated to the rear too, with a modern finish and a range of integrated appliances, including fridge, freezer, dishwasher, oven, microwave, and four-plate induction hob with complementary extractor. The appliances are set within trendy shaker-style teal units and a contrasting granite worktop. Your sink and drainer are seamlessly set within the granite and the contemporary stainless steel tap complements the chrome fittings on the cupboards. The kitchen is presented in fabulous condition, and like the rest of the house is ready to move into without lifting a finger. There is also plumbing for your washer and dryer in the garage, and situated off the hallway is your guest WC adding an extra element of practicality.

Bedrooms & Bathrooms

Upstairs the three bedrooms are well proportioned, either for a family or a couple wanting a bit of extra space. The master bedroom sits at the front and benefits from high quality fitted wardrobes, bedside tables and dresser. To the rear of the home are the two other bedrooms which benefit from calming views of the open fields and countryside, one a good sized double with more fitted wardrobes, and the other a large single which is also an ideal size for a home office.

Not dissimilar to the kitchen downstairs, the bathroom is presented in fabulous condition with no expense spared in the four piece suite and decorative finish. The floor and walls are all dressed with Porcelanosa tiles, and the suite comprises a Kohler wash basin with integral storage unit and WC, walk-in corner shower, and a large tiled-in Carronite bath.

Outside Space

One of the exciting things about this property is its generous plot which you can do so much with. The long front garden and drive allow the house to be set back from the street which creates an extra touch of privacy, and the attached garage offers that much needed extra space and practicality for modern life.

And the garden to the rear is where there's heaps of potential! And owing to its south facing orientation it will get the sun all day long. The space closest to the property benefits from a large patio area, perfect for BBQs and making memories with family and friends. The rest of the garden has so much space to offer, with a great opportunity for landscaping or perhaps extending the property (subject to planning).

Countryside Convenience

On the fringe of the West Pennines with easy access to Huddlesden and Darwen's amenities and transport links, this sought-after spot has moorland walks and endless countryside literally on your doorstep. It is quiet and undisturbed where all you can hear is the chirping of birdsong. And from a practical perspective there are plenty of amenities within a short drive...

Darwen offers a variety of schools, leisure facilities, supermarkets, restaurants and pubs, as well as the train station and motorway access via J4 of the M65. The neighbouring Bolton and Blackburn offer an even wider variety of amenities, and a selection of other village shops, pubs and cafes are found in Huddlesden and neighbouring Edgworth.

Specifics

We are advised:

The property is Freehold.

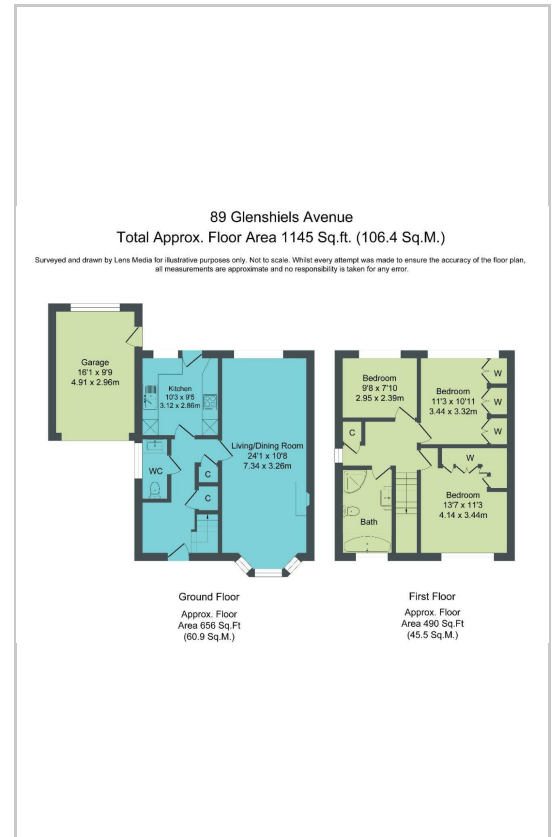
The tax band is D.

There is gas central heating with a Worcester combi boiler located in a cupboard on the landing.

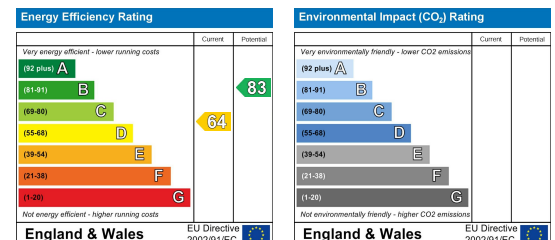
Area Map



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