



Crosby Close

Darwen, BB3 2JD

Offers around £269,000



Located in the corner of a quiet cul-de-sac in the established and well-connected Whitehall area of Darwen, within walking distance of St Barnabas' C of E Primary School, this extended semi detached property is deceptively spacious and offers a superb amount of space for family life. The house is presented in excellent condition with a contemporary finish throughout, meaning you can simply move in, unpack and enjoy!

The ground floor accommodation includes a front lounge, super spacious kitchen-diner, orangery, utility, cloak/WC, and upstairs are four bedrooms with an en-suite to the master, plus a family bathroom. Externally the property comprises a drive, substantial detached garage, and a tiered, low maintenance garden.



Living Space

The front lounge welcomes you into the home and gives the first impression of the fresh, modern interiors. A stylish contemporary media wall takes centre stage in the lounge, including handy shelving and storage space with inset lighting, and an alcove that houses a dual fuel burner with brick style surrounds.

From the lounge is access into the kitchen-diner which spans the full width of the property and boasts a great amount of both floor space and cupboard space. To the left as you walk in is fitted banquet seating, and the rest of the kitchen is fitted with gloss grey modern cabinetry, and integrated appliances include a dishwasher, microwave, Range cooker with a five-plate gas hob, double oven and grill, and complementary grey sink with drainer and mixer tap.

Conveniently off the kitchen is also the utility which has plumbing for the washer/dryer, and next door is a downstairs WC/cloak – essential for modern family life!

Back to the banquet seating and adjacent to here is a set of glass doors which lead into the orangery – another lovely room which is presented in immaculate condition and adds practicality for family life. This space was once a conservatory, but the current owners have had a proper roof put on.

Bedrooms & Bathrooms

The master bedroom is a great size, large enough to accommodate a super king bed with space to play with! The fresh, modern décor continues here too, with the added benefit of fitted wardrobes with sliding mirrored doors, and a three-piece suite comprising walk-in shower with tiled surrounds, and a combination vanity basin and WC unit with integral storage.

Two of the other bedrooms are good sized doubles, one with a range of comprehensive fitted furniture. The smallest of the four bedrooms is also fitted with furniture to maximise space while providing plenty of storage. Within the family bathroom is a contemporary three-piece suite including a P-shaped bath with shower, vanity basin and WC.

Outside Space

In addition to the drive at the front, the plot is substantial to the rear with several tiered areas to enjoy, all of which are very easy maintenance. The rear of the plot is south facing too, so you'll get sun all day on warm summer days. And the detached garage provides plenty of external storage space, or offers scope for conversion if desired!

Location

Crosby Close is a quiet suburban spot located near the A666 in the Whitehall area of Darwen. The location benefits from the best of both worlds with miles of countryside on its doorstep, including reservoirs and moorland with plenty of scenic trails, in addition to the lovely Whitehall Park which is a beautiful Victorian Park accessible within walking distance.

Owing to its close proximity to the A666 it's an ideal location if you need to commute – motorway access is easy either via Blackburn to the M65 or via Bolton to the M61. Darwen provides a good selection of amenities and schools, and like the transport links an even wider variety of amenities is found in the neighbouring larger towns of Bolton and Blackburn, including several rural villages with country pubs and popular restaurants. Ideal for families, the property is also within walking distance of St Barnabas' C of E Primary School.

Specifics

The tax band is B.

The tenure is freehold.

The EPC rating is 73 which is considered good and higher than average.

There is gas central heating, and the boiler is in the loft.

The boiler is a Worcester combi which we are advised has been serviced every year since installation.

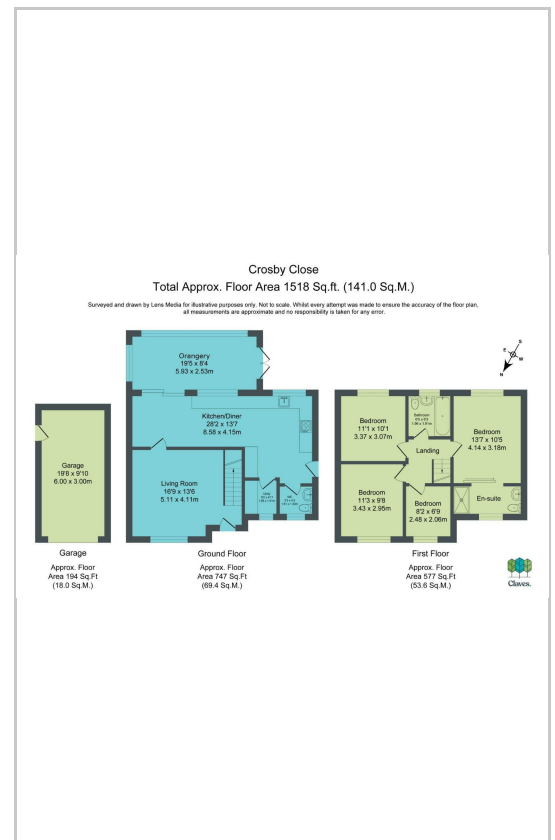
The loft is part boarded, fully insulated and has a pull-down ladder installed.

The house is alarmed and has CCTV.

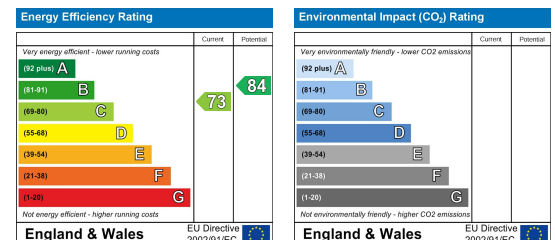
Area Map



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