



Claves.



Darwen Road

Bromley Cross, BL7 9JD

£192,500



Situated in a highly convenient location on Darwen Road in the heart of Bromley Cross, this garden-fronted end-terraced cottage with private parking is an excellent choice if you're a first-time buyer, BTL landlord, or you're looking to downsize. A brief summary of the accommodation includes a front lounge, kitchen-diner, two bedrooms and a bathroom. Its interiors are well presented with character features and a cosy cottage feel.



Living Space

Within the front lounge an exposed wooden floor creates a rustic country feel and complements the log burner set within the chimney breast with stone tiled surrounds and an oak mantle. An integral storage unit next to the chimney breast adds practicality, and the window shutters add to the cottage charm.

Through to the rear and the kitchen-diner is a good size with ample space for a comprehensive range of cabinetry and integrated appliances, including an oven and four-ring hob set within a traditional cooking arch, a large composite sink with drainer and swan-neck flexi-tap, washing machine, and an undercounter fridge and freezer. The décor and style is traditional in keeping with the character of the property, the room allows plenty of space for dining too.

Bedrooms & Bathrooms

Upstairs the master bedroom is a substantial double spanning the full width of the property at the front, and the second bedroom is situated at the rear which is currently used as a home office.

The bathroom is a good size with ample floor space for a four-piece suite, comprising a freestanding rolltop bath, shower, wash basin and WC. It also offers scope for modernisation if desired.

Outside Space

As well as the quaint front garden, the back of the property provides more outside space and a place to sit out, as well as room for external storage. Due to its end position, the back garden also offers a space for a small car, however the current owners simply use it as a garden space and park on the lane at the side of the house. Please note the space at the rear of the property falls under a statutory declaration as it is absent on the property title.

Location

In the heart of Bromley Cross, the lifestyle this property offers is highly convenient indeed! There's a great selection of amenities on your doorstep, from cafes, restaurants, and pubs to mini supermarkets, bakeries, and independent shops. Bromley Cross train station is in walking distance which offers direct routes to Manchester, and the national motorway network is easily accessible via the A666. There's also an excellent variety of nurseries and schools in walking distance, as well as scenic walks at the nearby Jumbles Country Park and in the surrounding countryside.

Specifics

The tax band is B.

The tenure is leasehold with a ground rent of £4 per annum.

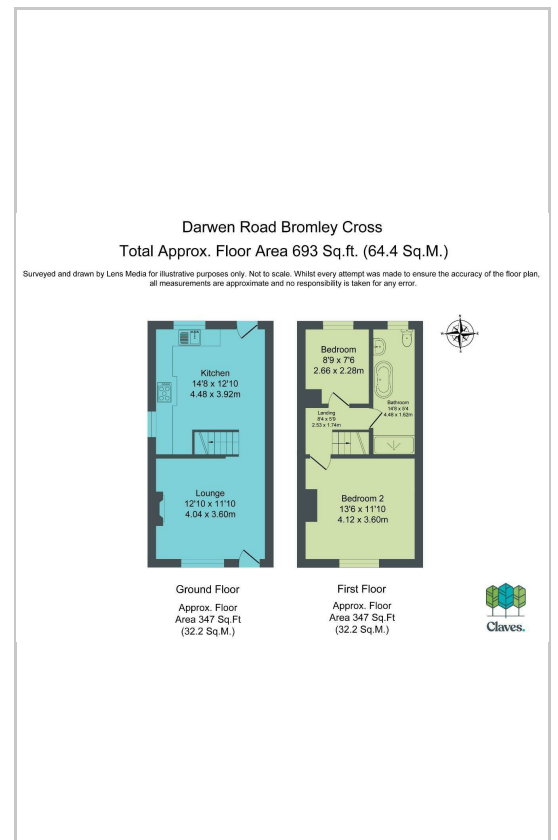
The lease length is 1,000 years starting from 31st August 1937.

There is gas central heating with a Worcester combi boiler located in the back bedroom.

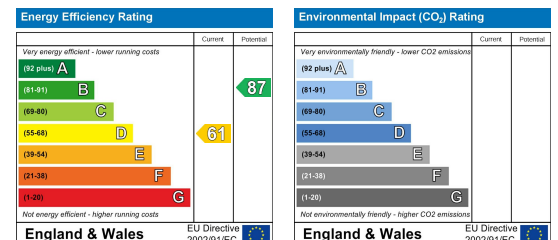
Area Map



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