



Claves.



## Knowlesly Road

Darwen, BB3 2NE

Offers over £125,000



Positioned in a convenient location in the lovely area of Whitehall, Darwen, this 2-bedroom mid-terraced stone property is presented in immaculate condition having undergone recent refurbishment. Briefly comprising 2 reception rooms, a modern kitchen and bathroom, 2 bedrooms, and yard to the rear, this property is in a well-connected spot and ready to move into, highly suitable for a first-time buyer, those looking to downsize, or perhaps a buy to let investor looking for a pristine property ready to rent straight away...



## Living Space

An entrance hallway welcomes you into the property's downstairs living space, where the front reception room features a traditional chimney breast and a contemporary white and grey colour scheme, which continues in the rear reception room and the rest of the home. Like the front, the rear reception room is found in excellent condition and benefits from touches of character such as high ceilings and coving. These two reception rooms offer choice and versatility in use, as a lounge, dining room, or maybe a home office space to suit modern working life?

From the rear reception a sliding pocket door leads to the kitchen, which is brand new and has never been used before! Contemporary grey kitchen cupboards complement the wood design worktops and flooring, and integrated appliances include an electric oven, hob, extractor, and chrome swan-neck mixer tap with sink and drainer.

## Bedrooms & Bathroom

The large master bedroom sits to the front of the home upstairs and benefits from the neutral white and grey colour scheme as well, to which your furniture will easily complement, meaning you really can just move in and enjoy without lifting a finger! Both bedrooms include fitted storage/wardrobe space too.

Like the kitchen, the bathroom has been refurbished and is presented in beautiful condition. The bathroom is a bright and airy space, benefitting from contemporary flooring and part-tiled walls, and a 3-piece suite comprising a large, modern walk-in shower with glass walls, wash basin and WC.

## Outside Space

In addition to the walled yard to the front, this handsome stone house also features a spacious yard to the rear, with an outbuilding that is divided in two and includes a working WC and separate storage aspect.

The spacious yard will receive the sun in the mornings, making it a perfect spot to enjoy a cuppa before embarking on the day's tasks! The yard leads onto a back lane and woodland area, meaning you are not at all overlooked from the rear, and the woodland canopy adds a lovely green touch.

## On Your Doorstep

Situated in Whitehall, Darwen, Knowlesly Road is a well presented and welcoming street where this stone property sits perched within its terraced row. Whitehall Park is on your doorstep and offers a refreshing green space featuring beautiful, landscaped gardens and woodland – it's a space perfect for morning runs or strolls with the kids and four-legged friends.

Bolton Road leads into central Darwen where a large variety of amenities are found, from independent shops, cafes, bars and restaurants to larger chain supermarkets, Darwen Leisure Centre, schools, and transport links...

Darwen is a well-connected town. Darwen Train Station is a just a five-minute drive, which is part of the Manchester to Clitheroe line. The M65 Junction 4 is a ten-minute drive away which provides access across the country, and to the nearby Yorkshire Dales and The Lake District within an hour.

## Services & Specifics

We are advised:

The property is Leasehold.

The tax band is A.

The property's services are all on mains.

The property is heated via gas central heating with a Patterton combi boiler located in the back bedroom.

The property is alarmed.

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.

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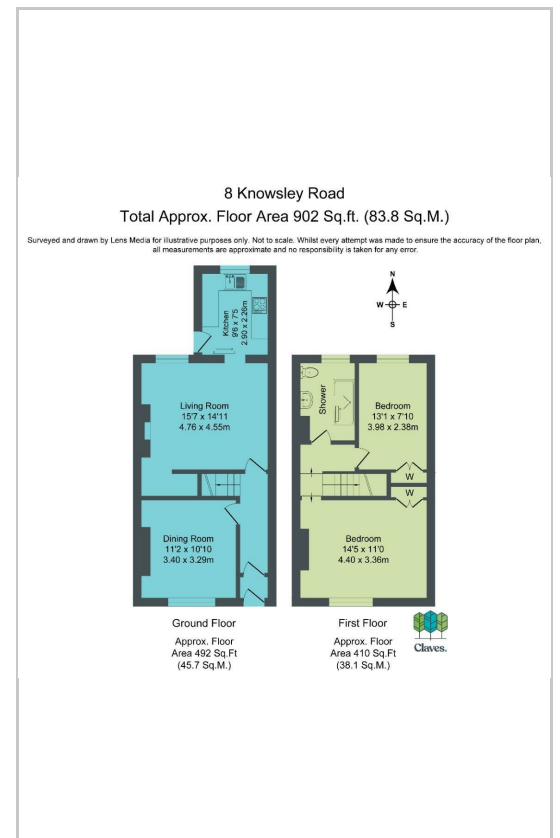
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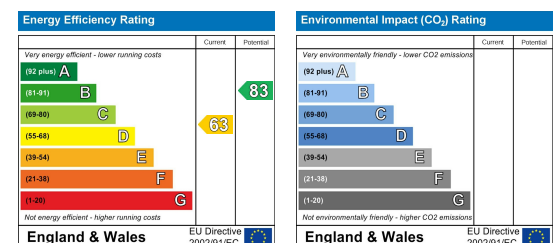
## Area Map



## Floor Plans



## Energy Efficiency Graph



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