



## Darwen Road

Bromley Cross, BL7 9BQ

£225,000



This deceptively spacious three-bedroom stone terraced property is well presented throughout and blends period character with contemporary design, making it an ideal choice for a growing family or first-time buyer. High ceilings, generous room sizes, and stylish interiors with period features create a bright and welcoming home in one of the Bromley Cross' most desirable and convenient locations.

A brief overview of the ground floor accommodation includes an entrance hallway, front lounge, large open plan reception room to the rear comprising lounge and dining room with an open aspect onto the kitchen which was installed new in 2024. To the first floor are three bedrooms, a family bathroom, and en-suite to the master. The interiors feature high ceilings and generous rooms, giving it a spacious feel throughout.



## Living Space

The property opens into a welcoming entrance hall, immediately showcasing the high ceilings and sense of space. To the front, the lounge is a cosy retreat featuring a log burner set within a tiled alcove, while to the rear, a second reception room with extended aspect featuring a vaulted ceiling and Velux window provides an airy and versatile family living space. This open-plan area is flexible for use as an additional lounge and dining room, which further flows onto the kitchen.

The kitchen, newly installed in 2024, is fitted with modern cabinetry, tiled statement flooring and complementary splashbacks, and a full range of integrated appliances including double oven, four-ring gas hob, extractor, dishwasher, and fridge freezer.

## Bedrooms & Bathrooms

Upstairs, the master bedroom is a generous double with its own en suite, fitted with a three-piece suite including shower, wash basin, and WC with contemporary tiled walls. The second bedroom is another good-sized double overlooking the rear, while the third bedroom offers versatility as a children's bedroom or home office. Completing the first floor is a stylish four-piece family bathroom with tiled-in bath, walk-in shower, wash basin, and WC, finished in a way that complements the overall style of the property.

## Outside Space

The property is garden-fronted and enjoys a substantial rear outdoor space. With double gates leading onto the back lane, it provides scope for private parking if desired, or can be enjoyed as an extensive patio for outdoor dining and entertaining, as it is used by the current owners.

## Location

Situated in the heart of Bromley Cross, this home enjoys excellent access to village amenities, including shops, cafés, and pubs, all within walking distance. Bromley Cross train station is just five minutes on foot, providing convenient commuter links into Manchester and beyond. Families are well catered for with a wide range of local schools from nursery through to sixth form, and Jumbles Country Park is on the doorstep, offering scenic trails and green space.

## Key Details

Tax band: C

Tenure: Leasehold

Ground rent: £4.12

Lease term: 999 years from 29th September 1879

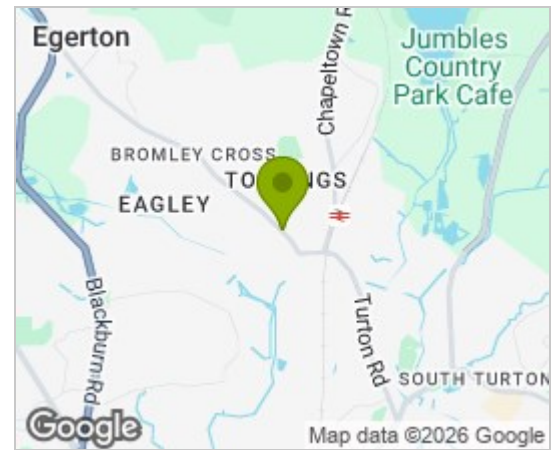
Heating: Gas boiler and radiators

Boiler: Combi, located in the kitchen

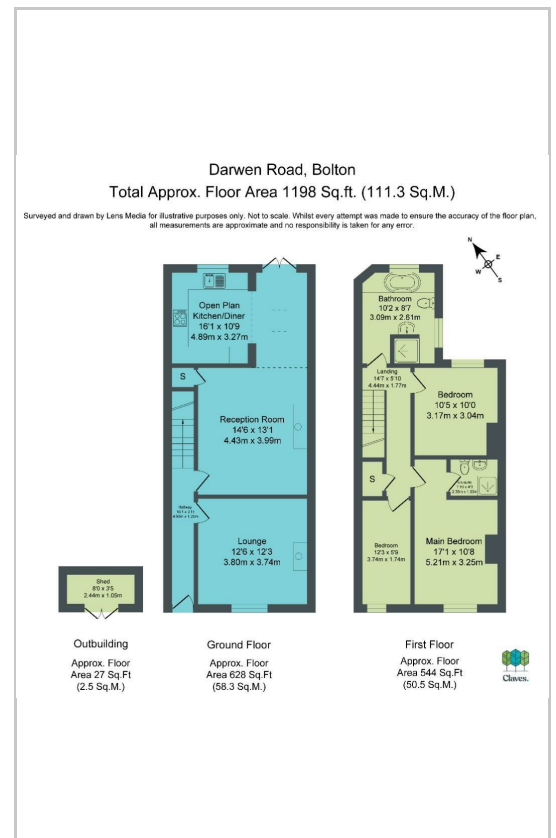
Water: On a meter

Security: House is alarmed

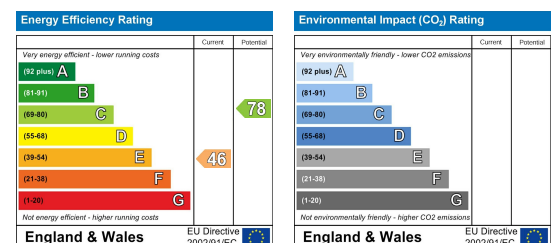
## Area Map



## 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