Claves.

Rose Hill Street

Darwen, BB3 2BJ

Offers around £125,000

3 | 1 | 1 | D

No chain! This extended stone mid-terraced property on a quiet street with a view of Darwen Tower has been refurbished and provides its new owners the opportunity to simply move in, unpack and enjoy life in a pristine home with modern interiors. A brief overview of the property includes two reception rooms, kitchen, utility room, bathroom, and three well-proportioned bedrooms. Both the kitchen and bathroom are newly installed and have never been used!

Living Space

The ground floor accommodation is bright and airy owing to the high ceilings and large windows. At the front a vestibule adds an element of practicality and leads to the front lounge where you can appreciate views of the green at the front as well as toward Darwen Tower. The lounge is a spacious room and gives the first impression of the contemporary neutral interiors found in excellent condition, with the added feature of a modern electric wall-mounted fire on the original chimney breast.

Through to the rear and the second reception room is well suited for use as a dining room due to its position next to the open aspect kitchen. Like the lounge it features an electric fire and is a spacious room which could even be used for both dining and an extra sitting area with sofa. The floor here is newly laid laminate which complements the neutral decor.

Within the newly fitted kitchen is a range of integrated cooking appliances, including an electric oven and a four-ring gas hob with extractor, plus a stainless-steel sink with drainer and mixer tap. The appliances are set within the contemporary grey cabinetry which complements the stylish slate-effect worktop and tiled splashback.

An added benefit of this property due to its extension is the large utility room, which provides plumbing for the washing machine and extra worktop space, as well as a generous amount of extra storage space.

Bedrooms & Bathrooms

Like the kitchen the bathroom is newly fitted, with modern tiling and a contemporary three-piece suite comprising bath with shower, vanity basin with integral storage, and WC. The master bedroom at the front is a great size, mirroring that of the lounge below, while also offering more views toward Darwen Tower. The second and third bedroom are both situated at the rear of the property and are presented in the same immaculate condition as the master.

Outside Space & Location

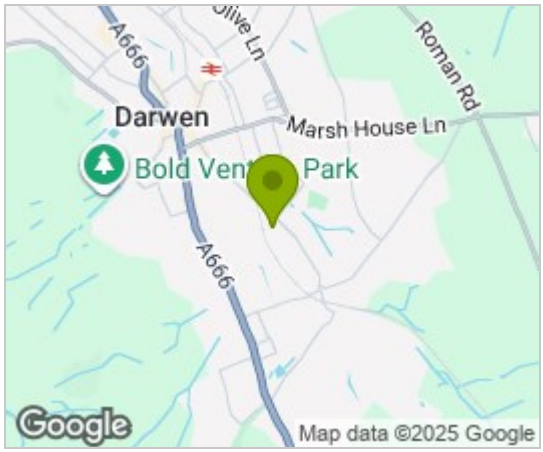
The property is situated in a leafy green area of Darwen and is well positioned for easy access to the motorway via the A666. Plus, the amenities of Darwen, Bolton, Blackburn and surrounding villages make it a convenient spot to live with a range of country pubs, restaurants, shops, schools and outdoor pursuits on your doorstep.

The property also benefits from a green outlook at the front with views toward Darwen Tower, and the rear yard gives a private spot to enjoy during warm summer days, as well as providing scope for external storage.

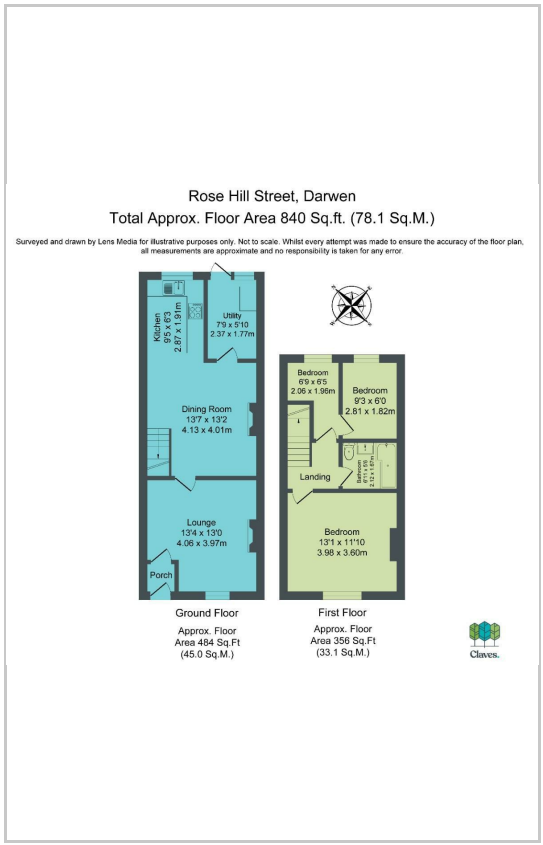
Specifics

The tax band is A.
The tenure is freehold.
There is gas central heating with a Main combi boiler located in the kitchen.

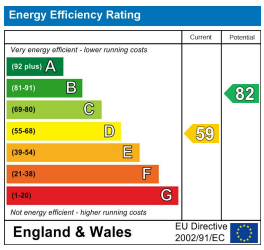
Area Map

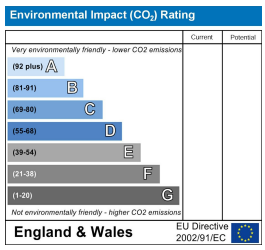


Floor Plans



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 firms 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