Claves.

Marsh House Lane

Darwen, BB3 3JB

Offers over £145,000

2 1 2 D

Well-presented throughout, this spacious two-bedroom terraced property offers bright and comfortable accommodation across three floors, including a versatile attic room ideal for a home office, gaming room or additional living space. Large windows throughout the home allow plenty of natural light to create a warm and welcoming feel in every room. The property also benefits from a modern kitchen, stylish bathroom and well-proportioned living areas.

Situated in a convenient location in Darwen, the home is close to local amenities, schools and transport links, with easy access to nearby motorway networks making it ideal for commuters and a desirable location.

The Lounge
A bright and well-proportioned reception room offering plenty of space for both relaxing and everyday living. Large front-facing windows allow natural light to flow into the room, creating a warm and welcoming atmosphere throughout.

The space is well presented with neutral décor and features a fireplace which adds a cosy focal point to the room. Comfortable and practical in layout, this is an inviting living area suited to modern day living.

Living Room
This spacious, bright and well-presented living space offers plenty of room for both relaxing and entertaining. Large windows allow natural light to flow throughout the room, while the modern LED wall panelling creates a stylish feature and adds a contemporary touch to the space.

A feature fireplace provides a warm focal point, complemented by neutral décor and a practical layout. The room comfortably accommodates a range of furniture and benefits from a welcoming atmosphere, making it an ideal everyday living area.

The Kitchen
The kitchen has been modernised to a high standard and features a stylish range of fitted wall and base units complemented by grey effect work tops and contemporary tiled splashbacks. Well designed and practical, the space offers ample storage and preparation space along with integrated cooking appliances and room for additional white goods.

A large window allows plenty of natural light into the room, enhancing the bright and fresh feel throughout. Finished with modern flooring and spot lighting, this is a functional, yet attractive kitchen suited to everyday living.

The Bedrooms & Bathroom
The bedrooms are bright, spacious and well presented, offering comfortable accommodation throughout. The main bedroom benefits from large windows allowing plenty of natural light into the room, creating a warm and cosy feel while still offering ample space for bedroom furniture and storage. The second bedroom is well proportioned and versatile, ideal as a guest / kids bedroom, dressing room or home office.

The bathroom has been finished to a modern standard and features a contemporary three-piece suite including a panelled bath with overhead shower, wash basin and WC. Stylish tiled walls and modern flooring give the space a clean and fresh feel, while recessed spot lighting and natural light enhance the bright atmosphere.

The Attic Room
Occupying the top floor of the property, this impressive additional room offers a bright, open feel and plenty of versatility. Flooded with natural light from the skylight and rear-facing windows .

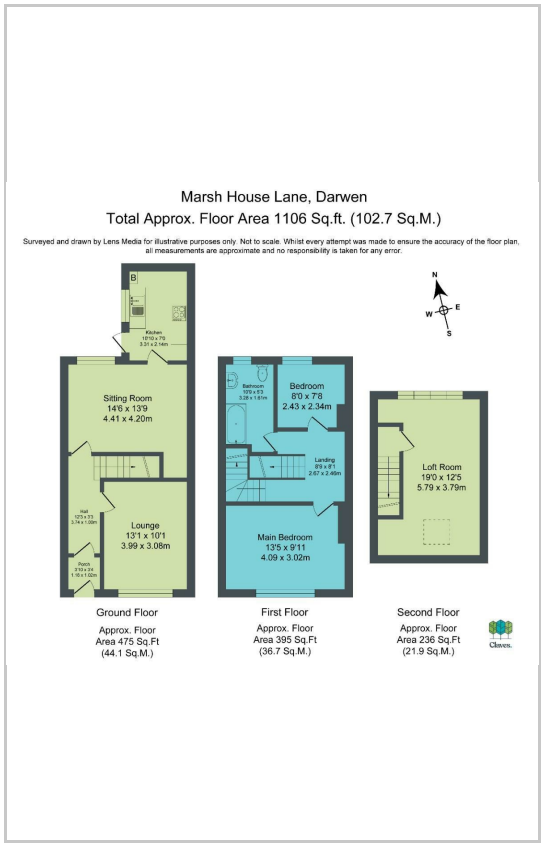
The generous layout provides excellent flexibility, whether used as a chill-out space, home office, gaming setup or creative studio. Finished in neutral tones with a modern feel, this is a stylish and practical addition that adds real character and extra living space to the home.

Outdoor Space
Externally, the property benefits from a private rear yard with gated access, providing a low-maintenance outdoor space.

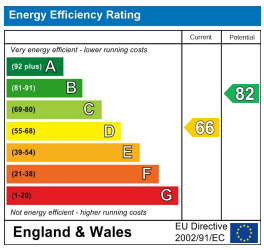
Key Details
Tax band: A
Tenure: Freehold
Heating: Gas boiler with radiators
Boiler: Located in the kitchen – 1 year old
Loft: Converted
Water: Rates

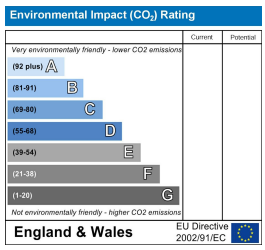
Area Map

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