



Ross Street

Darwen, BB3 2JT

Offers around £325,000



Occupying a generous plot in the sought after, leafy green area of Whitehall, this semi-detached three-bedroom period property boasts lovely character with significant kerb appeal. The plot features a large drive, detached garage and gardens to front and rear, while a brief summary of the accommodation includes an entrance hall, lounge, kitchen-diner, dining room, three good sized bedrooms, two bathrooms, and excellent potential for a loft conversion.



Living Space

The home welcomes you inside to the large hallway with original oak flooring and period staircase that adds to the character while being practical for modern life. The lounge to the front is lovely and private, and the big bay window streams in plenty of natural light. And a stylish modern fireplace with gas fire sits on a traditional chimney breast.

The hallway leads through to the rear of the property to the spacious contemporary kitchen which benefits from a range of integrated appliances and a sleek design. The design features modern gloss cabinetry with a contrast dark wood worktop and surrounds, and the mirrored copper tinted splashback creates a fresh, bright, and airy feel. Integrated appliances here include a fridge, washer, microwave, dishwasher, double oven, AEG five plate induction hob and extractor, plus lots of practical storage space including pull-out trays within the cupboards and sliding larder shelving. In addition to the breakfast dining space in the kitchen the property also benefits from a traditional dining room also to the rear of the house with views onto the garden.

Bedrooms & Bathrooms

Upstairs the bedrooms are well proportioned for family life. The master is situated at the front of the house with views of neighbouring trees, and a range of fitted wardrobes and furniture. The second bedroom is also a double, and the third is a good sized single. One of the great aspects of this property is the potential for a loft conversion (subject to regulations). The loft space is generous in floor space and head height and would accommodate another large double bedroom with en-suite, and the landing space allows ample room for a staircase.

Also on the first floor is the main bathroom which features a three piece suite with shower, wash basin and WC, and the second bathroom benefits from a two piece suite with bath and wash basin with integral storage unit, and a separate WC.

Outside Space

To the front of the house is a front garden and garden path where the mature conifers give privacy to the lounge, and to the side is a large drive which is fantastic for those who have multiple cars or perhaps a motorhome or caravan. And the detached garage adds convenient storage space too.

To the rear of the house is a lovely private garden which gets plenty of sun and offers a great spot to unwind. The different aspects of the garden include a green area perfect for gardening enthusiasts, raised decking and a lower patio/yard area which is an ideal spot for outdoor dining or relaxing in the sun.

Location

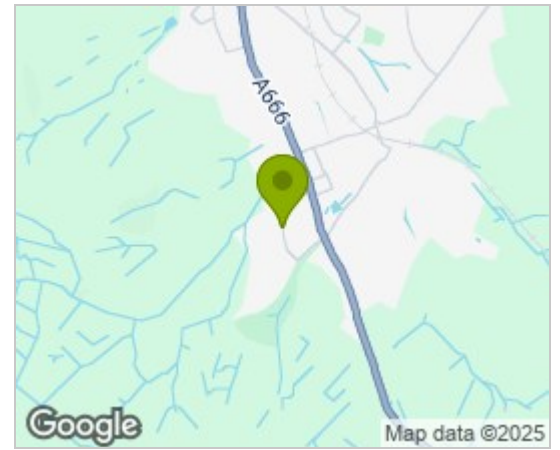
Situated in the leafy green suburb of Whitehall, at the foot of the West Pennine Moors and just a short walk to the picturesque Whitehall Park, yet only a 5-minute drive to central Darwen, Rosslea gives you the best of both worlds.

A great selection of shops, supermarkets, pubs, cafes, and restaurants can all be found in Darwen nearby, as well as transport links and good schools for the kids, including Ashleigh Primary School which is quite literally just across the road! An even greater selection of amenities can be found further afield in the neighbouring big towns, including Blackburn to the north, and Bolton to the south.

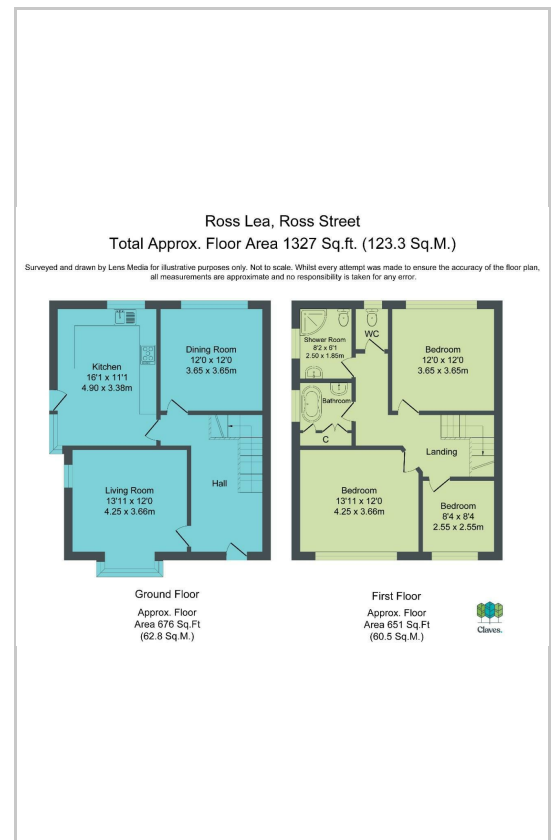
Specifics

- The tax band is D.
- The tenure is leasehold with a ground rent of £5 per annum
- The lease length is 999 years from 23rd December 1863.
- The EPC rating is 70 which is considered good.
- There is gas central heating with an Ideal Logic boiler which we are advised was installed new in 2022.
- The house is alarmed.
- There is a large loft with pull down ladder.
- The loft is boarded.

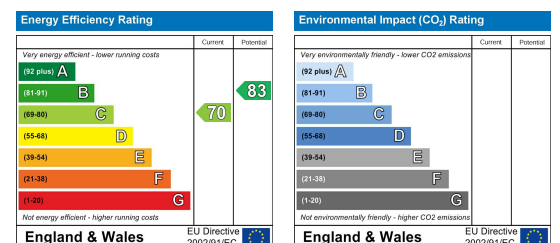
Area Map



Floor Plans



Energy Efficiency Graph



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Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk