



Pole Lane

Darwen, BB3 3LD

Offers around £275,000



Stood in a private position behind an elevated tree lined lane is this extended and detached 4-bedroom home, perfect for family life, with the added bonus of an opportunity to modernise in places and make it your own. In brief, the property interior comprises 3 generous reception rooms, kitchen with breakfast dining area, 4 bedrooms featuring an en-suite and walk-in wardrobe, and main bathroom. Externally the property showcases an excellent plot, with a large drive to accommodate around 4-5 cars, freestanding garage, and well-proportioned garden to the rear which also holds great potential.



The Living Space

Pop off your shoes in the handy porch and make your way into the spacious front lounge which benefits from a contemporary design where tones of light greys bounce natural light around the room. Through the unique arched doorway, a second lounge lies to the rear with glass sliding doors opening onto the garden – a fabulous room to particularly enjoy in the summer months.

Along the left-hand side of the home from front to rear is the cooking and dining space – an ample kitchen with space for breakfast dining is positioned at the back, and the formal dining room at the front. The kitchen is another well-presented room featuring a contemporary purple and white gloss design with complementary splashbacks and a grey tiled floor. Integrated appliances include an electric oven and 4 plate gas hob with extractor, and dishwasher. There is also a door leading from the kitchen onto the driveway at the side – a convenient entrance for bringing your shopping in.

Bedrooms & Bathrooms

The open aspect stairs in the front lounge lead you to the landing, inviting you to the bedrooms and bathrooms... Three of the four bedrooms are doubles featuring fitted wardrobes, one of which benefits from a walk-in wardrobe, and one an en-suite. The main bathroom is a good size with plenty of space, and would benefit from modernisation – the current suite comfortably features a large bath, walk-in shower, wash basin and WC.

Outside Space

This lovely property sits behind a garden path with a front lawn and shrubbery, and to the left sits the block-paved double drive with a privacy gate leading to further driveway space down the side of the home, and to the freestanding garage to the rear.

The rear garden provides a secluded green spot to sit back and relax in the warm summer months, it's lovely and private due to the bordering conifers and small trees, featuring split level patios and a water feature.

Location

Situated on Pole Lane in Darwen with views of the moorland and across to Darwen tower, this property's location is desirable indeed... All the amenities you'd ever need are just a short drive into central Darwen, and a hop skip and jump to the top of Pole Lane and you are heading into the countryside where rural walks are in abundance – the best of both worlds!

Junction 4 of the M65 provides convenient motorway access, and Darwen train station connects you to the national rail network.

Services & Specifics

We are advised:

The property is tax band D.

The property is leasehold with a ground rent of £20 per annum.

The property is heated via gas central heating with a Logic combi boiler located in the kitchen – we are advised by the vendor that it was installed around 5 years ago.

The property's loft is part boarded.

The original property was built in the 1970s.

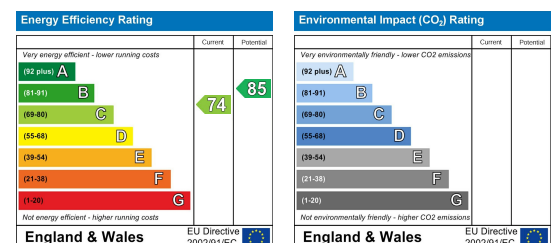
Area Map



Floor Plans



Energy Efficiency Graph



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