



Limes Avenue

Darwen, BB3 2SG

Offers over £145,000



No.1 Limes Avenue is a warm and welcoming three-bedroom end-terraced house with a converted attic in a lovely leafy location next to the picturesque Bold Venture Park and views up to the moors and Darwen Tower. This double fronted stone property dating back to the early 1900s offers rooms of generous proportions with high ceilings in a quiet and pleasant neighbourhood, while the convenient amenities of central Darwen are just a short distance down Belgrave Road.

The property benefits from relatively new features such as the sturdy glass reinforced plastic front door, several new windows and new radiators throughout. In addition, the property is currently having new guttering, fascias and downpipes installed which will be completed soon.

In brief, the property consists of a large lounge and generous kitchen-diner, three double bedrooms and spacious bathroom, and a converted attic which could easily be classified as a fourth bedroom upon registering and meeting the relevant building regulations. A yard to the rear provides a handy outside space and leads down to the back street. Plus, out front there's plenty of room for on-street parking in front of the house.



Large Rooms & High Ceilings

Pop your car in front of the property and be welcomed into the home through the newly installed front door and vestibule which opens onto the entrance hall. The characterful high ceilings are immediately evident, and to the left sits the lounge – this space was originally two rooms that have been knocked through, creating one large room where two modern big windows stream plentiful natural light in, and there’s a real cosy, homely ambience about it too! There are lovely views of Bold Venture Park which changes colour as the seasons pass.

To the rear of the house is the kitchen-diner – another large room offering plenty of space for everyday living, as well as a suitable spot for entertaining guests. The kitchen features white walls and black floor, an integrated electric oven and gas hob with white tiled splashback, wood kitchen cupboards with contrasting black worktops, sink with mixer tap, and the understairs closet provides additional storage space. There’s space for your fridge-freezer and washer-dryer too! From the kitchen the back door opens onto the large yard. Let’s have a look upstairs.

Sleeping & Bathing

The staircase is positioned centrally and opens onto a spacious landing connecting the sleeping and bathing arrangements. The three bedrooms are all generous in size, the two largest sitting at the front of the house, either of which could be the master owing to their generous footprints. More views of the park can be appreciated in the front bedrooms; the moors and Darwen Tower can be seen when there’s no leaves on the trees! The bathroom lies to the rear and benefits from a recent refurbishment, featuring a three-piece suite of bath with shower, wash basin and WC, plus a chrome heated towel rail. Not dissimilar to all the other rooms in the house, the bathroom is a great size!

Up another flight of stairs and the converted attic provides another generous room. Three new Velux windows with accompanying Velux blackout blinds allow an abundance of natural light into this space, and integral cupboards plus space within the eaves offer extra space for storage. A room such as this is suitable for a variety of uses.

Pleasant & Peaceful

Positioned at the end of Limes Avenue next to Belgrave Road and Bold Venture Park, the location of this end-terraced property is pleasant and peaceful. Bold Venture Park offers a refreshing green space featuring beautiful landscaped gardens and woodland, a waterfall, pond, and children’s playground – it’s a space perfect for morning runs or strolls with the kids and four-legged friends! And for the more adventurous lovers of the outdoors, there’s Darwen Tower and the surrounding moorland; the nearby moorland can be accessed in about fifteen minutes on foot, which opens onto plenty of trails along the West Pennines, perfect for walking, running, and cycling.

Belgrave Road leads into central Darwen where a large variety of amenities are found, from independent shops, cafes, bars and restaurants to larger chain supermarkets, Darwen Leisure Centre, schools and transport links...

Darwen is a well-connected town. Darwen Train Station is a just a five-minute drive or fifteen minute walk, which is part of the Manchester to Clitheroe line. The M65 Junction 4 is a ten-minute drive away which provides access across the country, and to the nearby Yorkshire Dales and The Lake District within an hour.

Services

Mains gas, electric, water, and drainage. Combi boiler (recently serviced).

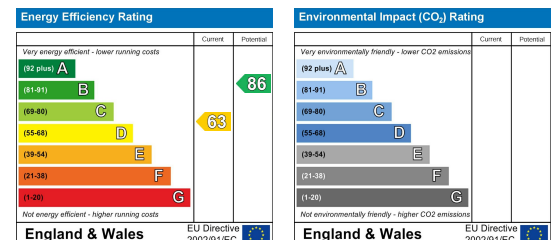
Area Map



Floor Plans



Energy Efficiency Graph



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