



## High Bank Crescent

Darwen, BB3 2TD

Offers over £225,000



With over 1,400 sq ft of contemporary accommodation, this four-bedroom detached townhouse in a quiet cul-de-sac location is very well suited for family life. Situated between Bold Venture and Astley Bank, the location is convenient for both amenities and transport links while having beautiful countryside on its doorstep. A brief overview of the property includes two large reception rooms and a spacious kitchen-diner, downstairs WC, four bedrooms with an en-suite to the master, a family bathroom, and plenty of storage.



## Living Space

A large entrance hall welcomes you inside and gives the first impression of the spacious proportions found throughout. The ground floor features a large, versatile reception room with French doors and window surrounds – it is well suited for use as a kids' games or TV room, or perhaps a home gym and/or study. This room was originally an integral garage and could easily be converted back to a garage at minimal cost if desired. Adding further practicality on the ground floor is a downstairs WC and a large understairs storage cupboard.

The generous proportions allow for a wide staircase and wide landing on the first floor which continues the roomy feel and connects the main living areas. At the front of the property is the open plan lounge and dining area where you can appreciate far reaching views across Darwen and to the surrounding countryside, and a Juliet balcony provides a touch of character.

To the rear of the home on the first floor is the open plan kitchen-diner, featuring glass sliding doors which open onto the back garden and stream in plenty of natural light. The kitchen is well presented and benefits from a range of integrated appliances including an electric dual oven, four-ring gas hob with extractor, sink with drainer and swan-neck flexi-tap, and allocated places with plumbing for a dishwasher and washing machine. The kitchen is a bright and airy room owing to the glass doors, large window, and southwest facing orientation, and its open aspect to a second dining area with ample space for a breakfast table makes it a lovely social space.

## Bedrooms & Bathrooms

On the second floor, the four bedrooms and family bathroom are connected by another spacious landing. Like the living spaces, each bedroom is presented in good condition to contemporary standards with well-proportioned sizes that satisfy the demands of modern family life.

The master bedroom at the rear features fitted wardrobes and a three-piece ensuite, including a walk-in shower with rainfall head, wash basin and WC. The second bedroom is also a good-sized double with fitted wardrobes and enjoys scenic views to the front. Within the family bathroom is a three-piece suite comprising bath, wash basin and WC with tiled surrounds.

## Outside Space

In addition to the front drive which provides plenty of space for two cars, there is a spacious tiered garden to the rear that adds to this property's appeal for family life. Its southwest facing orientation means it gets a great amount of sunlight, and the low maintenance design is ideal while offering plenty of scope for keen gardeners. The middle tier is a great spot for al fresco dining and relaxing on sunny days.

## Location

Benefitting from a quiet cul-de-sac position while being well connected to schools, amenities and transport links, this location is particularly suitable for family life. Darwen provides everything from large supermarkets to independents shops, cafes, bars and restaurants, as well as leisure facilities and access to miles of scenic countryside and moorland. Everything is conveniently located within a short drive. Darwen train station gives direct access to central Manchester, and the A666 is on your doorstep which gives easy access to the national motorway network.

## Specifics

The tax band is D.

The tenure is freehold.

The energy efficiency rating is 73 which is considered good and higher than average.

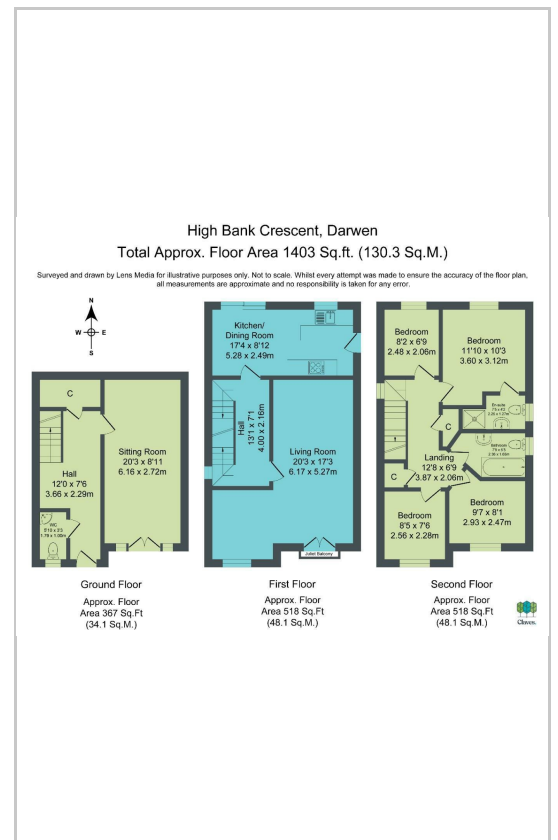
There is gas central heating with a Vaillant boiler located in the kitchen which has been serviced annually.

The house is alarmed.

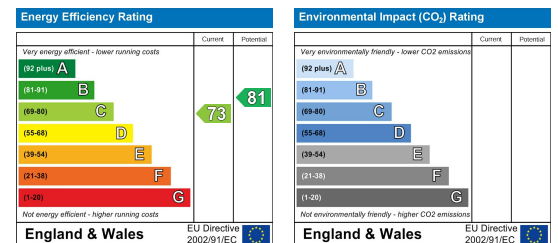
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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