



Claves.



## Watery Lane

Darwen, BB3 2EB

Offers over £90,000



Welcome to 58 Watery Lane, a two bedroom traditional Victorian mid-terraced property of original stone construction, providing a superb opportunity to personally design the whole interior, while sitting in a pleasant, convenient location between Whitehall and Cranberry.

The heritage of this property means there is a lovely amount of character throughout, from high ceilings and big windows to the quaint stone footpath and raised garden at the front. With some love and an eye for design, this property could become a truly wonderful, contemporary home...



## The Ground Floor Potential

After walking up the front footpath by the shrubbery in your front garden, turn the key and step inside where an entrance vestibule welcomes you into the lounge. This space features a large window and imposing chimney breast, as well as the original stone flooring – which after some TLC could be brought back to life as a fantastic, exposed period feature, further adding to the character. Picture exactly how you want this room to look, and then make it happen! It is a black canvas for you to decorate and furnish however you please.

At the rear of the property lies another versatile space with plenty of potential. Currently holding the configuration of a reception room with an adjoining kitchen and lean-to, this space could be reconfigured in several ways... How about an open plan kitchen-diner? Or if you would like to go the extra mile, the lean-to could be developed into an extension to give added floorspace, creating a generous sized open plan layout.

The existing lean-to opens onto a back yard. Though it is not the largest outside space, it could easily be made into a little oasis with a variety of flowers and well-chosen garden décor. If you are going for the extension, you could have French double doors leading onto your little back yard oasis, which would be perfect for a cuppa on the warmer summer mornings!

## The Sleeping & Bathing Arrangement

Up the stairs in the centre of the home are two bedrooms and a main family bathroom, where the high ceilings and period features continue. A large double is situated along the width of the front of the property, and benefits from a large Victorian-style window, similar to that in the lounge. The second bedroom is a good-sized single sitting at the rear of the property.

Turning left at the top of the stairs, at the end of the landing is your bathroom, where a beautiful stained-glass window is featured. Like the rest of the property, this space needs complete refurbishment. Though the stained-glass window might be a nice feature to keep?

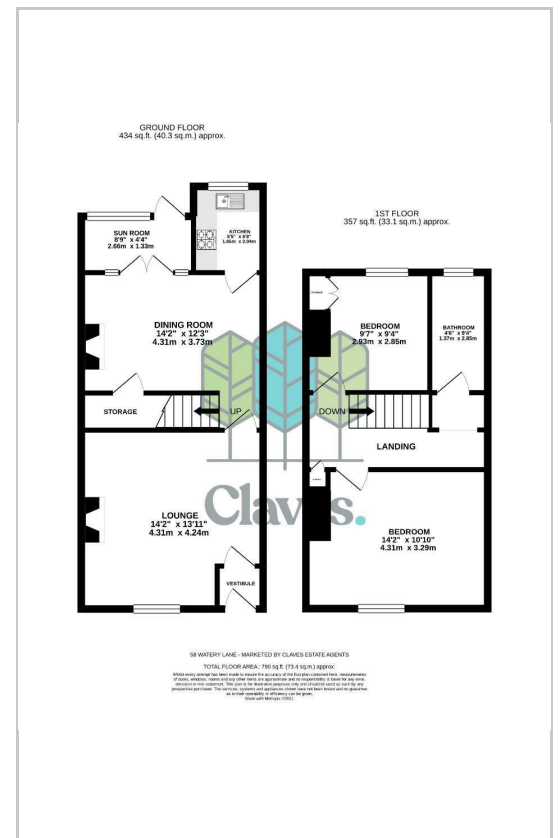
## More Outside Space

As well as the outside space to the front and rear, just across the street lies a pocket of nature providing a green space to stretch your legs and walk the dog. Or fancy a spot of fishing? You're in luck! A small fishing pond is tucked away amongst these trees too.

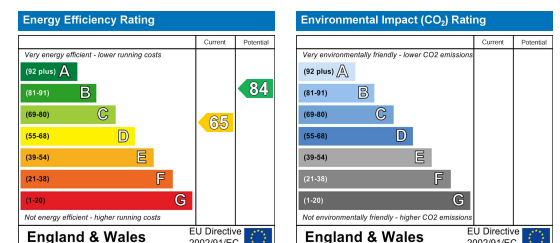
## Area Map



## Floor Plans



## Energy Efficiency Graph



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