



Prospect Avenue

Darwen, BB3 1JQ

Offers around £235,000



No chain! Benefitting from a very comprehensive refurbishment and a great corner plot with far reaching views in the sought after area of Sunnyhurst, with good schools in walking distance, this semi-detached property is highly suited for family life. The interiors are presented in pristine condition throughout. You can simply move in, unpack, and enjoy!

A brief overview of the accommodation includes an entrance hall, open plan living with a modern kitchen, dining area, and lounge, downstairs shower room, three well-proportioned bedrooms and a family bathroom. The generous corner plot includes gardens to the front, side and rear, as well as a private drive at the rear.



A Comprehensive Refurbishment

The current owners have invested a significant amount of money into this property, which is evident in its stylish, contemporary appearance, but it also benefits from comprehensive upgrades on the practical side too... We are advised the property benefits from a new roof and insulation, new radiators, new windows and doors, new electrics, plumbing, plastering and pointing, new gutters, soffits and fascias, and even new joists and floorboards on the ground floor! It's rare a property comes to market which benefits from so many recent upgrades.

Living Space

This property is well suited for modern family life, particularly if you want the flow of open plan living, and you also have the benefit of fabulous views! With large windows to both front and rear, the open plan living space is filled with natural light, giving a bright and airy feel which complements the fresh contemporary interiors.

In the kitchen a full range of integrated appliances are fitted within the smart modern cabinetry and white Quartz worktop, including a double oven and grill, five-plate hob with inset hidden extractor, full length fridge and full length freezer, washing machine, dryer, and a modern tap with sink and drainer set within the Quartz top.

The open plan nature makes it a great social space for both the practicality of everyday family life and for hosting family and friends. Next to the kitchen peninsula is the dining area where you can really appreciate the far-reaching views of the nearby rolling countryside. Within the lounge a stylish feature chimney breast houses a gas-fired log burner, perfect for getting cosy on cold wintery days.

Each of the internal doors are oak with stainless-steel ironmongery, complementing the wood grain laminate and the oak balustrade of the staircase in the entrance hall.

Bedrooms & Bathrooms

Each of the three bedrooms are good sizes, with two good doubles that are well-proportioned for family life, and like the living spaces downstairs they are all presented in immaculate contemporary condition.

The spacious proportions and immaculate conditions continue in the family bathroom, which includes a four-piece suite, comprising bath, another vanity basin with integral storage, WC and walk-in corner shower.

An added element of practicality for family life, on the ground floor situated off the entrance hall, is a downstairs shower room, which features a WC and vanity basin unit with integral storage, and walk-in shower.

Off the landing is also a large walk-in closet, giving a generous amount of storage space.

Outside Space

As well as the front and side gardens which give an attractive kerb appeal, the plot extends a substantial amount to the rear of the house, providing a private drive and rear garden. The gardens are well kept and give plenty of space to enjoy time outside during the summer months. There is also plenty of on street parking due to the property being on a corner plot, so if the new owner wanted to get rid of the drive and create a larger rear garden, the potential is there!

Location

Just a short stroll from Sunnyhurst Woods, the location of this fantastic family home has scenic strolls on your doorstep, both through the woods and up onto the moors within walking distance.

As well as the attractive greenery nearby, the location is highly convenient too, with central Darwen providing easy access to a great variety of amenities including cafes, pubs, restaurants, independent shops, larger supermarkets and retail areas.

For those that need good transport links, Darwen train station and the M65 are both accessible within just a few minutes in the car, and there's a selection of good schooling in the area for the kids, including Avondale Primary School and Les Enfants nursery which are both in walking distance.

Specifics

The tax band is C.

The tenure is leasehold with a total ground rent of £12.50 per annum.

The length of the lease is 999 years from 16th June 1971.

All the furniture is available to purchase via separate negotiation if desired.

There is gas central heating and a Vaillant combi boiler which we are advised has been serviced every year since installation.

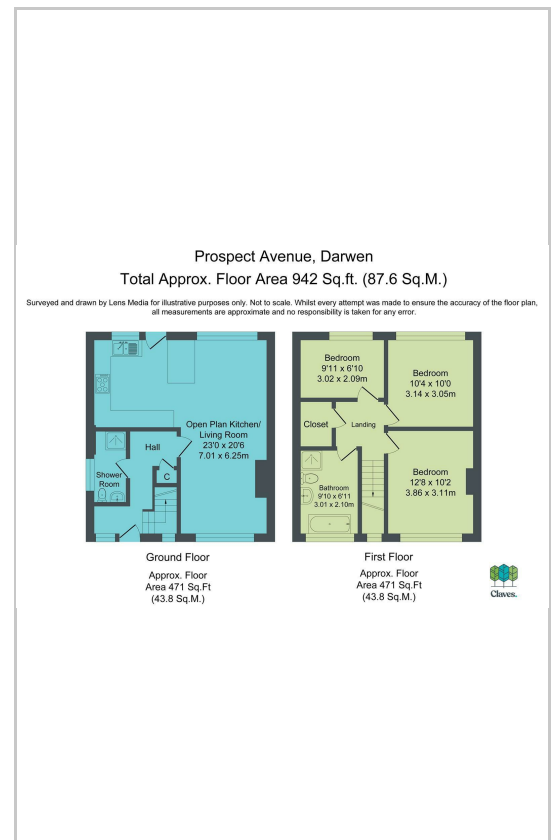
The boiler was installed new during refurbishment and has a parts and labour guarantee with approx 4 years remaining.

The loft is insulated and part boarded with a pull-down ladder.

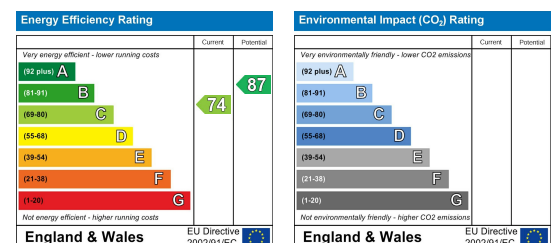
Area Map



Floor Plans



Energy Efficiency Graph



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