

curtis law

ESTATE AGENTS



Ellison Fold Terrace, Darwen

*** FANTASTIC FIVE BEDROOM SEMI-DETACHED HOME SET ON ENVIOUS PLOT ***

A spectacular semi-detached home which is located within one of Darwen's most sought after areas. Boasting two reception rooms, a modern fitted kitchen, and a utility room, this property offers ample space for comfortable living. With five generously sized bedrooms, a bathroom suite with a separate WC, and a downstairs WC, this home is perfect for a growing family.

Situated on an impressive plot within a peaceful cul-de-sac, this property features a driveway capable of accommodating multiple vehicles, ensuring parking is never a hassle. The beautiful and expansive rear garden provides a tranquil retreat, ideal for relaxing or entertaining guests on sunny afternoons.

From the moment you arrive, this well-maintained home exudes a welcoming atmosphere, making it easy to envision a lifetime of memories within its walls. Perfectly suited for a family in search of their forever home, this property offers both comfort and practicality in equal measure.

Located just off Sudellside Street, this property is conveniently close to a variety of amenities, including convenience stores, shops, well regarded schools and Darwen Town Centre. Blacksnape Park, offering scenic nature walks and play areas for children, is just a stone's throw away. Commuters will appreciate the strong network links and bus routes providing easy access to Blackburn Town Centre, Clitheroe, Preston, and beyond.

- Impressive Semi- Detached Home
- Five Good Sized Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Separate Utility
- Driveway For Multiple Vehicles
- Perfect Family Home
- Close To Local Amenities & Excellent Schools
- Council Tax Band C
- Freehold

Offers in the region of £220,000

Ellison Fold Terrace, Darwen

Ground Floor

Entrance Hall

5'10" x 4'5" (1.79m x 1.37m)

UPVC double glazed frosted front door to entrance hall, uPVC double glazed window, ceiling light fitting, central heating radiator, double doors to storage cupboard, door to living room, stairs to first floor landing, carpeted flooring.

Living Room

21'1" x 10'1" (6.44m x 3.09m)

Two uPVC double glazed windows, ceiling light fitting, two central heating radiators, smoke alarm, decorative ornate fireplace point with mirror, television point, door to storage cupboard, open access to dining room, carpeted flooring.

Dining Room

10'11" x 8'3" (3.33m x 2.53m)

UPVC double glazed window, ceiling light fitting, central heating radiator, smoke alarm, decorative ornate fireplace point with mirror, doors to airing cupboards, door to hall, carpeted flooring.

Hall

5'6" x 4'5" (1.69m x 1.35m)

Ceiling light fitting, wall light fitting, central heating radiator, doors to the dining room, kitchen, utility and WC, tiled flooring.

Kitchen

9'11" x 8'11" (3.04m x 2.74m)

UPVC double glazed window, uPVC double glazed frosted door to rear garden, a range of wood effect wall and base units with contrasting worktops, part tiled splash backs, inset stainless steel sink and drainer with mixer tap, range cooker with gas hobs and extractor hood, space for fridge freezer, ceiling light fitting, tiled flooring.

WC

4'4" x 3'1" (1.33m x 0.96m)

A two piece WC comprising of: a low level, close coupled WC, corner wash basin with tiled elevation, ceiling light fitting, tiled flooring.

Utility

8'9" x 7'1" (2.69m x 2.17m)

UPVC double glazed window, ceiling light fitting, central heating radiator, plumbing for washing machine, door to bedroom five, tiled flooring.

Bedroom Five

8'9" x 8'6" (2.69m x 2.60m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling.

First Floor

Landing

9'7" x 2'7" (2.93m x 0.80m)

Ceiling light fitting, doors to four bedrooms, a two piece bathroom suite and separate WC, carpeted flooring.

Bedroom One

13'6" x 9'7" (4.14m x 2.94m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to walk-in wardrobe, carpeted flooring.



Walk- In Wardrobe

8'10" x 6'3" (2.71m x 1.93m)

UPVC double glazed window, ceiling light fitting, utilised as a walk-in wardrobe/ storage, carpeted flooring.

Bedroom Two

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Three

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Four

9'1" x 8'9"/5'7" (2.78m x 2.67m/1.72m)

UPVC double glazed window, ceiling light fitting, central heating radiator, double doors to airing cupboard, carpeted flooring.

Bathroom

6'6" x 5'4" (1.99m x 1.64m)

UPVC double glazed frosted window, a two piece bathroom suite comprising of: a wash basin, panel bath with direct feed shower, full tiled elevations, ceiling light fitting, chrome central heating radiator, double doors to airing cupboard, tiled flooring.

WC

5'6" x 2'7" (1.69m x 0.81m)

UPVC double glazed window, a close coupled WC, ceiling light fitting, tiled flooring.

External

Front

Driveway for multiple vehicles.

Rear

Large and enclosed garden comprising of: flagged patio, laid to lawn area, bedding areas with flowers and mature shrubbery, sheds, space for outdoor furniture, large shed which is where drive used to be to the rear.

Agents Notes

Tenure: Freehold

Council Tax Band: C - Blackburn with Darwen

Loft boarded with ladders and lighting

Property Type: Semi- detached

Property Construction: Brick with partial rendering

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Good

Mobile Signal: Good - 4G

Parking: Driveway for multiple vehicles, additional on street parking

Building Safety: Unknown

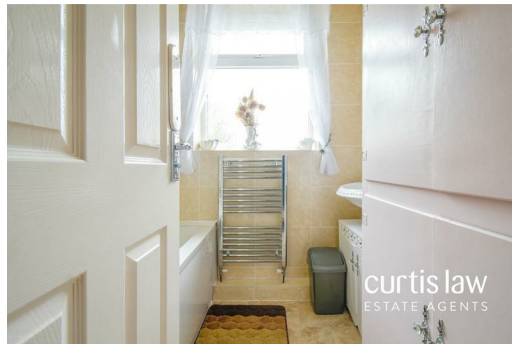
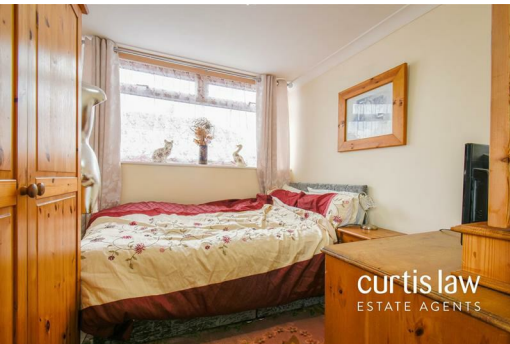
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

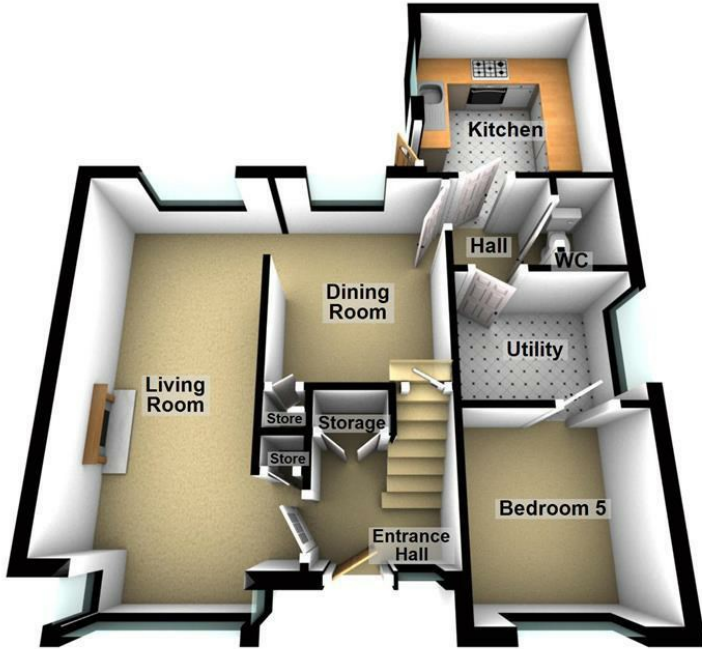
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

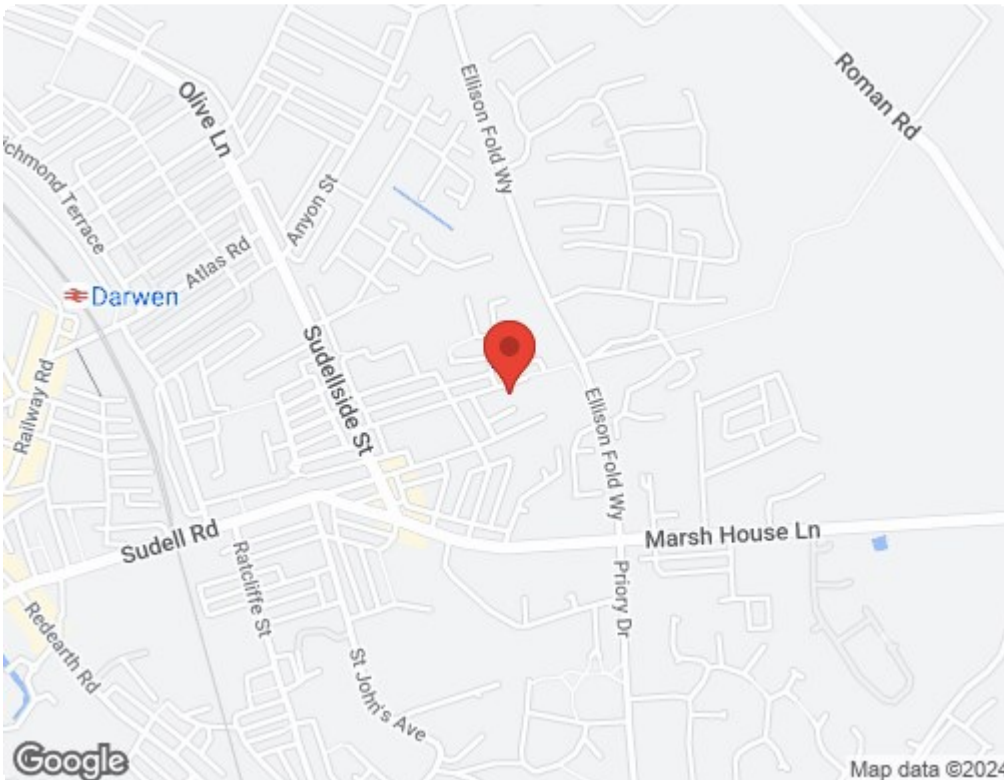
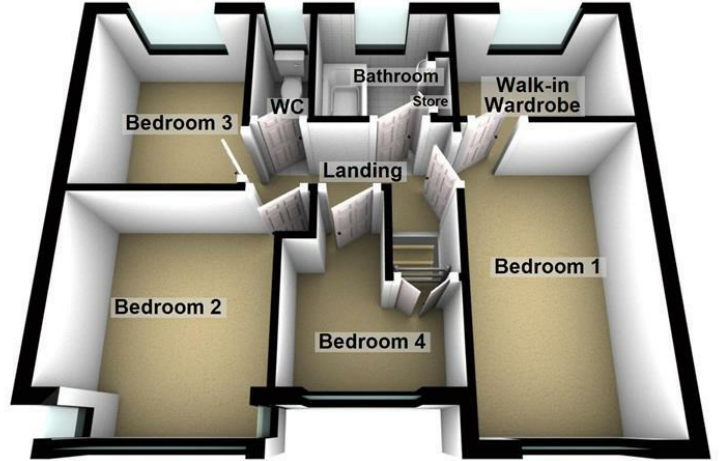
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC