



Rudyard Drive

Darwen, BB3 3LE

£177,500



Occupying an attractive, elevated plot in a well established and highly convenient location in Darwen, this two-bedroom, semi-detached property is presented in excellent condition with modern interiors throughout. There is a great kerb appeal to this lovely house. It is an ideal home for first time buyers or perhaps those looking to downsize, and is ready to move into without lifting a finger!

A brief summary of the accommodation comprises an open plan lounge-diner, integrated kitchen, entrance porch, two good sized bedrooms and main bathroom, while externally is a tandem two-car drive with EV charging point, and a great sun trap garden to the rear too.



The Living Space

The open plan lounge-diner benefits from plenty of natural light through the floor to ceiling window at the front, as well as the French doors to the rear leading onto the back garden, creating a fresh, bright, and airy feel. And for the colder wintery months it's sure to be cosy too - the log burner with wood mantel and exposed brick-style surrounds gives a rustic feel while being contemporary in style. And due to the house being in an elevated position from the street, the lounge has an element of added privacy.

Next to the dining area is the integrated kitchen where the fresh, contemporary style continues, featuring white shaker style cabinetry and white tiled splashbacks, and a dark worktop that adds stylish contrast. The range of integrated appliance includes a dishwasher, fridge, freezer, oven and four plate hob with extractor, plus sink with drainer and chrome swan neck mixer tap.

With practicality in mind, the front entrance porch provides storage space as well as plumbing for the washer/dryer.

The Bedrooms & Bathroom

The master bedroom is a good sized double, and like the living space, both bedrooms are presented in excellent condition to modern standards, where the fresh white walls continue, while complementing the light beige carpets - a fresh, contemporary blank canvas that you can easily move into.

A three-piece suite comprising bath with shower, wash basin and WC is featured in the bathroom, which again is bright and airy with white tiling to the floor and walls.

The Outside Space

This plot has a great kerb appeal, with a landscaped garden and block paved drive to the front, and to the rear the garden is a good size, featuring a spacious, elevated stone patio and artificial lawn, making it very low maintenance while being attractive to look at and practical too!

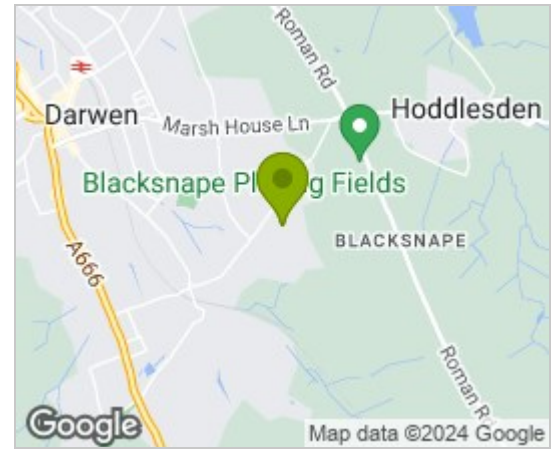
The Location

Situated in a quiet spot off Pole Lane in Darwen with scenic views, Rudyard Drive benefits from a desirable lifestyle near the countryside while also having all the amenities you'd ever need just a short drive into central Darwen. A great selection of country walks and outdoor pursuits are on your doorstep, and a range of good schooling can be found nearby too. Transport links include junction 4 of the M65 which provides convenient motorway access, and Darwen train station connects you to the national rail network.

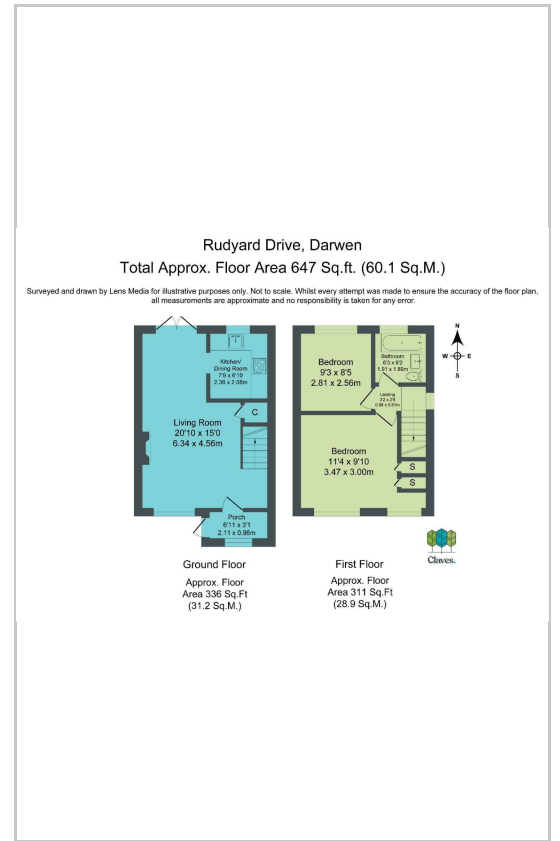
The Specifics

- The tax band is B.
- The tenure is leasehold with a ground rent of £8 per annum.
- The lease is 999 years from 22nd March 1960, hence 935 years remain as of 2024.
- There is gas central heating and we are advised the boiler has been regularly/recently serviced.
- The loft is boarded.

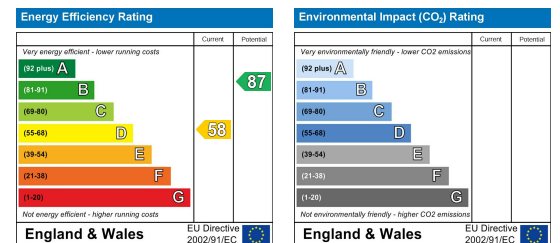
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.