



16 Granville Road

Darwen, BB3 2SS

£340,000



With open countryside on your doorstep, this extended, mature, semi-detached property is a substantial family home and offers a fantastic lifestyle for the lovers of the outdoors, situated at the end of a quiet cul-de-sac in Bold Venture, Darwen. A brief summary of the internal accommodation includes an entrance vestibule, central hallway, open plan living room-diner, a front lounge, kitchen, utility, office/study, three bedrooms and a family bathroom. Externally the property benefits from a front garden and drive, and a landscaped, low maintenance back garden.



The Living Space

The central hallway gives a great first impression while adding a touch of character. To the rear of the home an open plan lounge and orangery provides plenty of space for family life and is versatile in use. Currently the space is used as a dining room and lounge area, with French doors and an abundance of windows streaming in lots of natural light, and allowing that lovely indoor-outdoor lifestyle onto the garden on summer days. And the lounge aspect of this space features a contemporary gas fire set within the chimney breast.

In addition to the living room as detailed above, the front lounge provides a more cosy and traditional feel, with a bay window looking onto the front. Another practical feature that makes this a great and versatile family home is the office/study, which could otherwise be a playroom or perhaps a guest bedroom if desired?

The kitchen is situated to the rear and benefits from a range of integrated appliances including dishwasher, double oven, five plate gas hob and extractor, plus a sink with drainer and mixer tap. The breakfast bar makes this a handy social space for both everyday life and when entertaining guests, and the design is of a contemporary style with neutral tiled splashbacks, a contrast black worktop and wood cabinetry with stainless steel fittings. Off the kitchen is also a large utility room which provides a great amount of extra storage space – perfect for family life!

The Bedrooms & Bathroom

Like the living space downstairs, each of the bedrooms are good sizes and well proportioned for family life. The master to the front features another lovely bay window adding a touch of character. The second and third bedrooms are situated to the rear of the home, with the second being another good double with fitted wardrobes, and the third is the smallest though is large enough to accommodate a double bed and furniture. Situated in the centre of the home is the family bathroom, featuring a tiled floor and walls and a three-piece suite comprising bath with shower, wash basin and WC.

The Outside Space

In addition to the front garden and drive, this generous family home benefits from a generous amount of outside space too! The back garden is low maintenance with it having a large composite decking area, artificial lawn, and an additional patio with pergola. The back garden is secure with a gate on the side of the house connecting it to the front drive.

The Location

Bold Venture is a quiet, leafy suburb on the doorstep of open countryside and a variety of amenities. A short walk down the road leads to Darwen town centre where a large variety of amenities are found, from independent shops, a market, cafes, bars and restaurants to larger chain supermarkets, Darwen leisure centre, an outstanding health centre, schools, and transport links via bus, road and rail.

Darwen is a well-connected town: frequent buses run to Blackburn, Bolton and beyond; the railway station is within a 15-minute walk or a short drive from the house, with trains to Manchester, Clitheroe, Blackburn and Preston every half hour at peak times. Junction 4 of the M65 is just two miles away and provides easy access to the main motorway network and the coastal towns of Lytham and Blackpool, the Yorkshire Dales and Lake District accessible within an hour.

A literal stroll from the property is Bold Venture Park. This Grade II listed Victorian park is a beautiful green space featuring tranquil landscaped gardens and woodland, a waterfall, lake, and children's play area – it's a space perfect for morning runs or strolls with the kids and four-legged friends. For the more adventurous lovers of the outdoors, there's Darwen Tower and the surrounding moorland, which opens onto numerous trails over the West Pennine Moors, perfect for walking, running, and mountain biking. With the countryside on your doorstep and plenty of amenities nearby you have the best of both worlds!

The Specifics

- The tax band is D.
- The tenure is freehold.
- There is gas central heating with a Remeha combi boiler located in the utility room.
- The loft is boarded.
- The house is alarmed.

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.

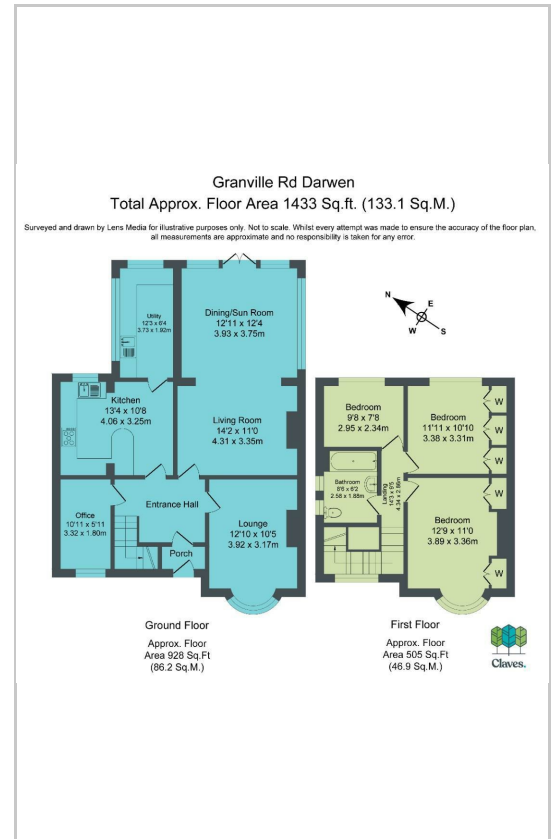
Claves.

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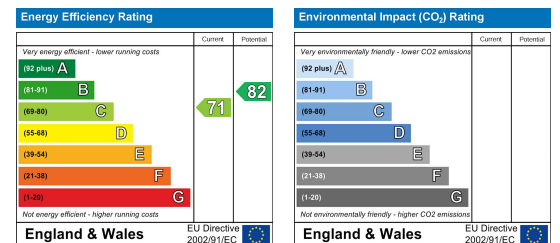
Area Map



Floor Plans



Energy Efficiency Graph



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