

Claves.



## Manor Road

Darwen, BB3 2SN

Offers around £250,000



No chain! Situated in a sought after position on Manor Road in the leafy green residential area of Bold Venture, this two-bedroom semi-detached bungalow offers a lovely lifestyle that is quiet and directly backs onto miles of beautiful open countryside, with a fantastic garden!

A brief summary of the accommodation includes a spacious open plan lounge-diner kitchen, two double bedroom and a bathroom.

Externally the property benefits from a substantial tandem drive, gardens to front and rear, and a detached garage. To the front the property benefits from a pleasant privacy owing to its slightly elevated position set back from the road overlooking Bold Venture Park.

It's evident this property has been loved over the years, though also provides an opportunity for modernisation and the possibility of extending at the rear, subject to regulations.





## The Living Space

The main living space in this attractive home is bright and airy owing to windows to both front and back, and comprises a lounge area to the front and dining area to the rear which further flows through to the kitchen.

## The Bedrooms & Bathroom

Both bedrooms are substantial doubles, and like the living space, are both bright and airy owing to large windows which overlook the park at the front and the garden and countryside to the rear. The bathroom is situated between the two double bedrooms and comprises a three piece suite including bath with shower, wash basin and WC.

## The Outside Space

In addition to the front garden, drive and detached garage, the back garden is a fantastic feature of this home, directly backing onto open countryside, with so much potential! The garden offers potential for relandscaping, as well as the possibility of a rear extension (subject to regulations) owing to its generous size.

## The Location

This location is quiet and peaceful, while having quick access to the amenities of central Darwen within a minute or two in the car, including schooling, supermarkets, pubs, bars and leisure facilities. Motorway access and bus travel is easy via the A666, and Darwen train station offers routes into Preston to the north and Manchester to the south.

And the standout aspect of this location is having Bold Venture Park and the moors quite literally on your doorstep - ideal for countryside strolls and those who enjoy the outdoors!

## The Specifics

The tax band is D.

The tenure is freehold.

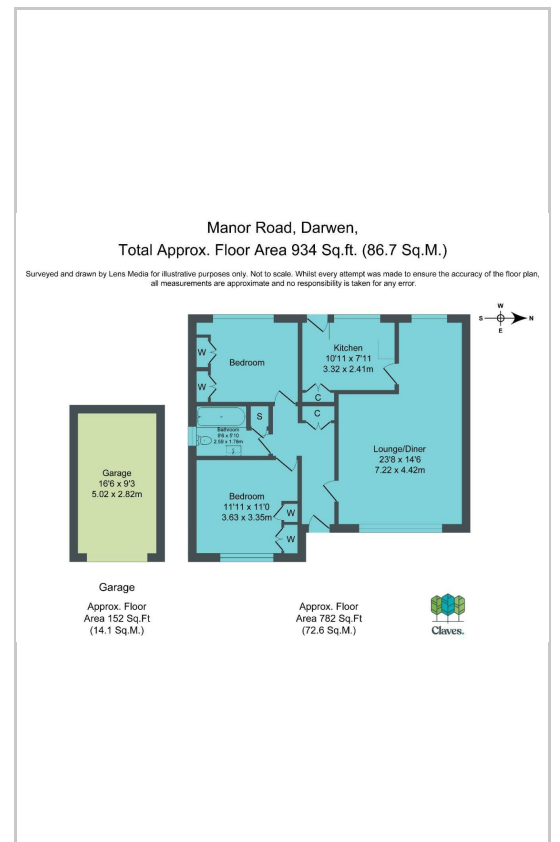
There is gas central heating with a boiler and tank system.

The loft is large and part boarded.

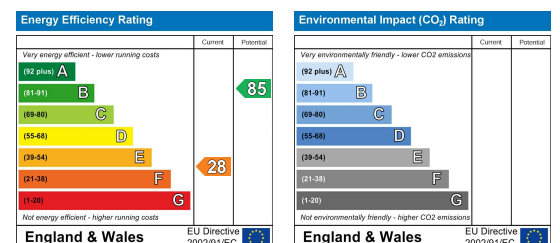
## Area Map



## 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.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk