

Claves.



## Sudell Close

Darwen, BB3 3JG

£175,000



Occupying a fantastic plot at the top of a quiet cul-de-sac is this semi-detached two-bedroom dormer bungalow in Darwen. The property benefits from scenic views toward Darwen Tower and a generous amount of outside space with gardens to front and rear, and the internal accommodation comprises a spacious open aspect living area, kitchen, two well proportioned bedrooms and a family bathroom.



## The Living Space

The home welcomes you into the open aspect living area, comprising the lounge to the front and the dining area to the rear. And owing to its windows to both front and back, it's a lovely bright and airy space. Within the lounge is a chimney breast with fireplace and gas fire, giving a traditional feel. From the open aspect living space is access to the kitchen, which is brand new and never been used! The kitchen is of a contemporary design and features integrated appliances including an oven and hob with extractor, white porcelain sink with drainer, and feature swan neck mixer tap.

## The Bedrooms & Bathroom

Upstairs the master bedroom is a great size and is presented with a range of fitted furniture including wardrobes, overhead storage and bedside tables. The second bedroom is also well proportioned and comes complete with fitted furniture, as well as benefitting from scenic views to the front. A three-piece suite is found within the family bathroom, comprising bath, wash basin and WC, and provides opportunity for modernisation.

## The Outside Space

To the front of the property is a long tandem drive suitable to accommodate several cars, which leads past the front lawn and shrub beds to a detached single garage. To the rear of the property is another well maintained garden, this one much larger with a spacious lawn and patio, providing a great amount of space and heaps of potential!

## The Location

Situated at the head of the cul-de-sac with a large plot and views towards the hills, this is arguably the best plot on the street! It is positioned very conveniently too. Darwen town centre is within just a couple of minutes in the car, offering easy access to a great variety of amenities, including schools, shops, supermarkets, cafes, bars and restaurants. The M65 provides access to the national motorway network, and Darwen train station provides routes into Manchester and beyond.

## The Specifics

The tax band is C.

The tenure is leasehold.

There is no ground rent stated on the title.

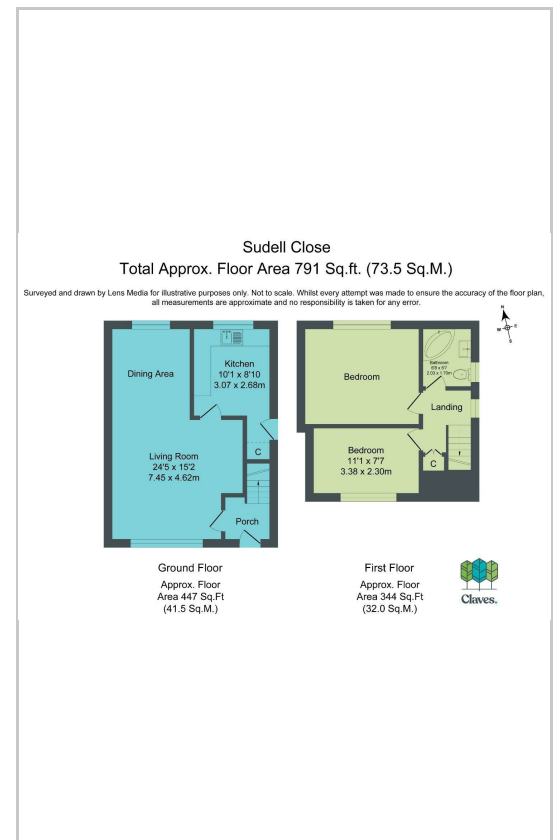
The length of the lease is 999 years from 10th February 1962.

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

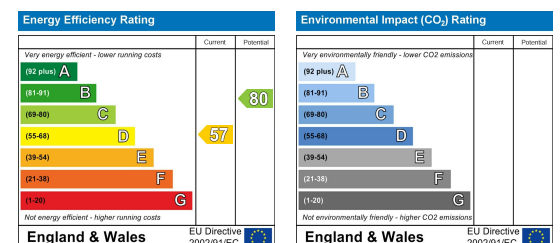
## Area Map



## Floor Plans



## Energy Efficiency Graph



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