

Claves.



## Dandy Row

Darwen, BB3 3BL

Offers around £175,000



Located in the scenic Pothouse area of Darwen with countryside views, this three-bedroom, double-fronted end cottage is deceptively spacious and unique in design. It's ideal for buyers looking to purchase a property which they can make their own through modernisation. And with three good-sized double bedrooms it makes a great family home! Further accommodation includes a family bathroom, lounge, dining room, kitchen, second lounge, conservatory, front porch and downstairs WC. Externally there's off-road parking to the front and a private garden to the rear.



## Living Space

The property welcomes you inside via the front porch which is a handy storage spot for wet coats and muddy boots after strolls in the surrounding countryside. The porch leads onto a large space featuring the main lounge and dining room, which are separated by an arch while still benefitting from a partial open plan feel. From the lounge are views of the neighbouring farmers' fields, and the original chimney breast adds to the rustic country vibe. The dining room is situated to the rear of the property overlooking the garden and provides plenty of space for busy family life.

In addition to the main lounge and dining room, this property has the privilege of two more reception rooms. One is a substantial size situated to the front of the property and would be an excellent playroom for the kids, TV room, or otherwise has the potential to be split in two, to create both a utility room and a home office. The downstairs WC and a storage closet are also situated off this versatile room. The last reception room is the conservatory situated to the rear of the house with glass double doors opening onto the garden.

The kitchen is a bright and airy space situated next to the conservatory and offers ample space for family life. The current design warrants modernisation, though integrated appliances currently include a four-plate hob, double oven, dishwasher, fridge-freezer, and sink with drainer and mixer tap.

## Bedrooms & Bathroom

Upstairs the master bedroom is at the front with scenic views, a generous double footprint and lots of fitted storage space. The second and third bedrooms are also well-proportioned doubles and both have fitted wardrobes.

The family bathroom is found in great condition and is presented to contemporary standards, with tiling to the floor and walls, and a three-piece suite comprising a large walk-in shower, and a modern integrated unit with WC, vanity basin and storage.

## Outside Space

The property benefits from a drive to the front which will accommodate two small cars or one larger car, and to the rear of the property is a walled garden with an access gate onto the back lane. The front drive is connected to the side of the house and the back garden via a passageway to the right of the house, with a side door also leading into the house.

## Location

Located in the Pothouse area of Darwen, near the lovely village of Huddlesden and miles of open countryside, this location is ideal for those in search of a more rural lifestyle without sacrificing the convenience of nearby amenities. Central Darwen is accessible in less than 10 minutes in the car, providing plenty of options for shopping, dining, drinking and other entertainment, plus the practical aspects of good schools and transport links, including Darwen train station and junction 4 of the M65.

## Specifics

The tax band is C.

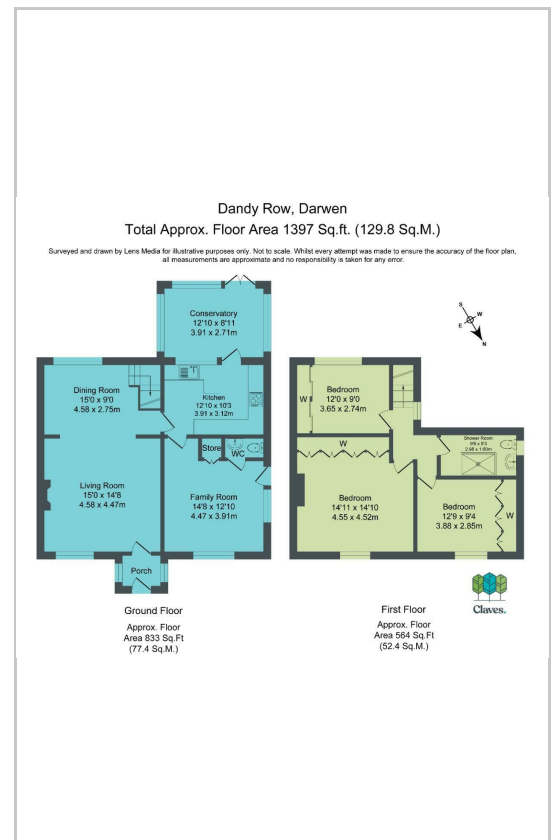
The tenure is TBC.

There is gas central heating with a Vaillant combi boiler located in the downstairs WC.

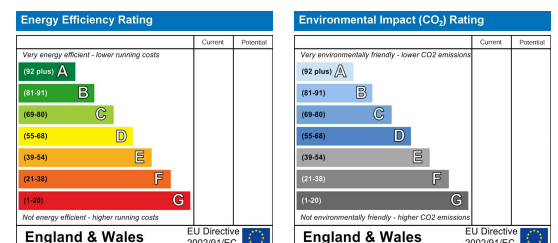
## Area Map



## Floor Plans



## Energy Efficiency Graph



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