



Melville Avenue

Darwen, BB3 2QA

Offers over £325,000



Stood in an elevated position and boasting over 1,600 sq ft of immaculate interiors, this detached property has been substantially extended and provides a fantastic amount of living space, with scope to provide a large fourth bedroom with en-suite or annex accommodation on the ground floor if desired. To the ground floor the house includes an entrance vestibule, four very generous reception rooms, kitchen, downstairs WC, and upstairs are three bedrooms with an en-suite to the master, and a family bathroom. Situated between Bold Venture and Astley Bank, the location is convenient for both amenities and transport links while having countryside on its doorstep.



Living Space

It isn't often a property in this price bracket provides so much living space! With four reception rooms there is a true abundance of space for the whole family to enjoy. The home welcomes you inside through an entrance vestibule which separates the front door from the first of the four reception rooms and provides a handy spot for storing shoes and coats.

The first of the four reception rooms is currently used as a dining room but due to the great amount of space on offer, there's also a second dining area within the conservatory! Through the dining room to the right is the main lounge where the pristine interiors continue. Holding the centre of the room, a modern Charlton & Jenrick electric fire sits within a solid limestone fireplace and creates a traditional and cosy feel, while the French doors to the rear give natural light.

Through the French doors is the conservatory which sweeps to the right of the house and is a beautifully bright and airy room, with a lovely aspect onto the landscaped garden and a pleasant feeling of privacy. Owing to its large size, this room serves as a sitting room, dining area, while also providing a rear porch that leads onto the garden.

The conservatory leads further into the music room/second lounge which was originally a detached garage that the current owners have converted to integrate as part of the house. It is a fabulous room that's flooded with natural light through the two large windows to the front, and similar to the conservatory, its great size allows it to be multifunctional and highly versatile for family life. Whether you want to use it as a kid's TV room or playroom, bar or home cinema, gym, study, home business premises, or a mix of the above, it has great appeal to those who desire more than the average amount of living space! During conversion the current owners have fully insulated the floor, walls, and loft. The room also features a Burley wood-effect gas stove with feature stone tiled surrounds.

Back into the main house and the kitchen is also very well presented while offering scope for modernisation. With lovely views onto the garden, it features a range of integrated Bosch appliances, including an electric oven, four-ring gas hob with extractor, fridge-freezer, and sink with drainer and mixer tap, plus allocated spaces and plumbing for the washing machine and dishwasher. The kitchen also lends itself to knocking through into the main lounge to create a desirable open plan living layout.

The ground floor also provides a substantial storage closet and downstairs WC.

Annex Potential

Due to its large size and the benefit of having easy access to plumbing, the music room/second lounge has excellent potential to convert to annex accommodation for families who require a bedroom and bathroom on the ground floor. There is a disused water tank, waste pipe and plumbing in the loft space which would simplify the process of adding a bathroom. The conservatory which is adjacent to this room has external access too, which adds extra convenience if using this room as an annex, with a separate entrance to the main house.

Bedrooms & Bathrooms

Each of the bedrooms and bathrooms are presented in immaculate condition, and like the lounge, the staircase, landing and bedrooms all benefit from new carpets which we are advised were installed in early 2025. The master bedroom enjoys views onto the back garden, fitted wardrobes, and a three-piece en-suite, whereas the two bedrooms at the front of the house benefit from far reaching views over Darwen and the nearby countryside. Within the family bathroom is a three-piece suite, comprising bath with shower, wash basin and tiled surrounds.

Outside Space

Externally the property has a superb kerb appeal, with well-kept gardens to both front and rear. At the front is a resin double drive and lawn which gives space to erect a garage to the right of the drive if required (subject to regulations). At the rear there is also the potential to extend to the rear and create a larger kitchen. The rear garden is southwest facing and beautifully landscaped, comprising a secluded patio area that's perfect for barbeques and dining outside while enjoying a great amount of privacy, surrounded by the lush greenery of the garden. Stone steps lead from the patio to an elevated lawn which features a greenhouse and mature borders. Also within the garden is an external storage area, outdoor lighting, power, and outdoor tap.

Location

Stood in an elevated position on a quiet, well-established development, while being well connected to schools, amenities and transport links, this location is particularly suitable for family life. Darwen provides everything from large supermarkets to independents shops, cafes, bars and restaurants, as well as leisure facilities and access to miles of scenic countryside and moorland. Everything is conveniently located within a short drive. Darwen train station gives direct access to central Manchester, and the A666 is on your doorstep which gives easy access to the national motorway network.

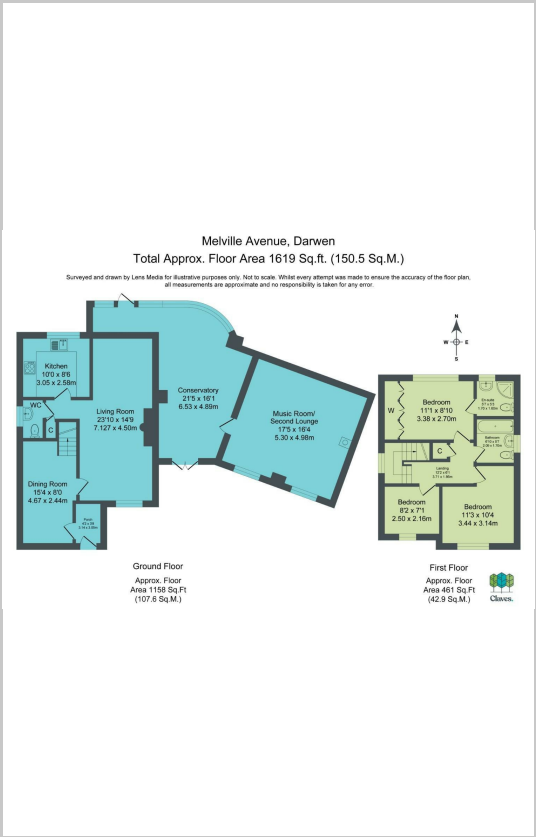
Specifics

- The tax band is D.
- The tenure is freehold.
- The energy efficiency rating is 75 which is considered good and higher than average.
- There is gas central heating with a boiler and tank system.
- The boiler is located in the dining room and has been serviced annually.
- The loft is boarded with a pulldown ladder installed.
- The house is alarmed.

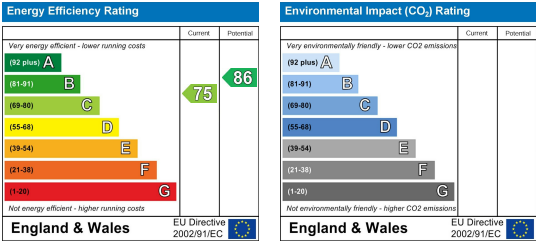
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.