



## Newhaven, Ashleigh Street

Darwen, BB3 2JS

**Offers around £200,000**



No chain! A premium ground floor apartment offering exceptional proportions throughout, beautifully presented and maintained to a high standard. With two large double bedrooms, master with en-suite, a spacious family bathroom, an impressive lounge with French doors, and a generous kitchen-diner, the apartment delivers comfortable modern living in a peaceful yet highly convenient setting. Nestled within the sought-after Newhaven development in Whitehall in Darwen, residents enjoy leafy green surroundings, countryside on the doorstep, and excellent connections to local amenities.





Living Space

The main lounge is particularly spacious and filled with natural light, thanks to French doors and two further windows. The room is finished with oak flooring, recessed spotlights, designer radiators, and features an attractive fireplace as the focal point.

The kitchen-diner is equally generous in size, with a high-quality fit and finish throughout. It features granite worktops, tiled splashbacks and flooring, and a large modern sink with drainer and mixer tap. Fully integrated appliances include a fridge-freezer, Neff oven, Neff 4-ring hob with extractor, Neff dishwasher, and a Zanussi washer-dryer. Thoughtfully designed storage is a real highlight here, including ample cupboard space and a fitted larder cupboard with sliding drawers. There is ample room for a dining table, making it ideal for both everyday living and entertaining. Oak and glass double doors connect the kitchen-diner to the lounge, offering a flexible semi-open flow between the living spaces.

As well as the spacious entrance hall, there is a substantial storage closet which adds to the practicality providing handy storage space.

Bedrooms & Bathrooms

Both bedrooms are excellent doubles, each featuring contemporary fitted wardrobes. The master benefits from a spacious en-suite, fully tiled with a feature wash basin, WC, and walk-in shower. The main family bathroom is fully tiled and offers a luxurious four-piece suite, including bath, separate walk-in shower, WC, and another feature basin, all set within a generous layout.

Outside Space & Location

Set within a private gated car park for residents, the property also enjoys an attractive and peaceful position within the leafy Whitehall suburb. Located at the foot of the scenic West Pennine Moors and just a short stroll to Whitehall Park, it offers a perfect balance of countryside living with everyday convenience. Darwen town centre is just a five-minute drive away, providing a wide range of shops, supermarkets, pubs, cafes, restaurants, and excellent transport links. Families will appreciate the highly regarded local schools nearby, including Ashleigh Primary School positioned just down the road. Further amenities and transport options are easily accessible in nearby Blackburn and Bolton.

Specific Details

- Tax band: B
- Tenure: Leasehold
- Term: 125 years from 1st January 2008
- Ground rent: £137.94 per annum
- Service charge: £150 per month
- Heating: Gas boiler and radiators
- Boiler: Worcester, located in the kitchen
- Security: Electric gates with intercom and alarm
- Parking: One allocated space plus guest parking
- Please note there are no pets allowed within this development.

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.

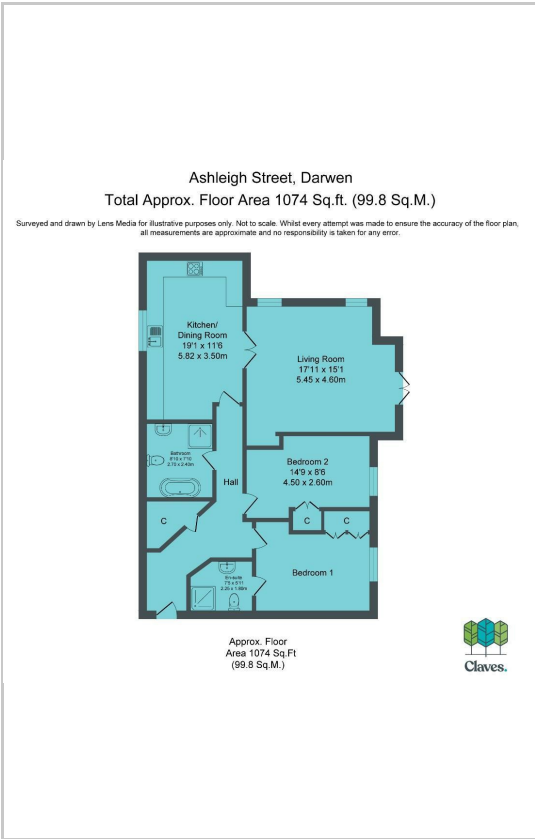


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Area Map



Floor Plans



Energy Efficiency Graph

