



Tockholes Road

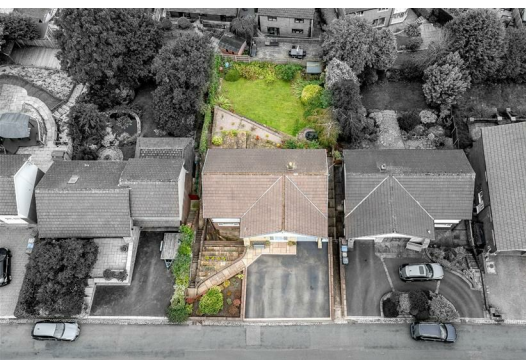
Darwen, BB3 1JY

Offers over £399,950



Claves Estates are proud to bring to the market this impeccably presented split level detached house. They say never judge a book by its cover and that certainly is the case with this property!

From the front you could be fooled into thinking that you are looking at a bungalow with a wide frontage and impressive kerb appeal, what lies within is certainly not the case. With 2,200 square feet of accommodation on two floors, the living quarters on the top floor to take in the breath taking views and sleeping quarters plus a second reception room or bedroom five on the lower floor.



Past & Present

Built in 1979 by a highly regarded local builder as his own residence, you can be sure that the construction is of the highest standards. This has been continued by the current owners, who have over the last couple of years brought the property up to exacting modern standards and reconfigured in places, to create a fabulous substantial family home which is now ready to walk into. Recent Works include new windows, fascia's, rock doors, kitchen, bathrooms (one with underfloor heating) Ethernet cables throughout, central heating system, comprehensive alarm, CCTV and much more...

The Accomodation

Enter via the vestibule into a spacious hallway with a storage cloakroom, a handy place for leaving the coats and walking boots, an internal door provides access direct into the double tandem garage, further doors leads to the three piece shower room, lounge and impressive open plan kitchen - diner, both rooms take advantage of the breathtaking views to the rear, a staircase from hallway leads to the lower floor. The kitchen - diner is sure to be the hub for social gatherings with well planned and contemporary grey gloss units and a central island finished with quartz worktops and splashbacks, fully integrated appliances perfect for those keen on entertaining and preparing food at the same time, a spacious dining area leads seamlessly into the lounge via double doors so you can separate or open to suit your preference.

On the lower floor you have the versatility of a second lounge / fifth bedroom with patio doors leading to the rear garden, there are four additional bedrooms, two including the master bedroom have excellent views to wake up to. The modern family four piece bathroom and tucked away utility room complete the downstairs. Outside there landscaped easy to maintain gardens to the front with tiered indian stone flagged areas, a wide driveway providing parking for at least three cars leads to the garage. The rear garden is a good size and this is where you can sit back and admire the vista beyond. There are flagged patios, ornamental pond and lawns providing plenty of space for children to play.

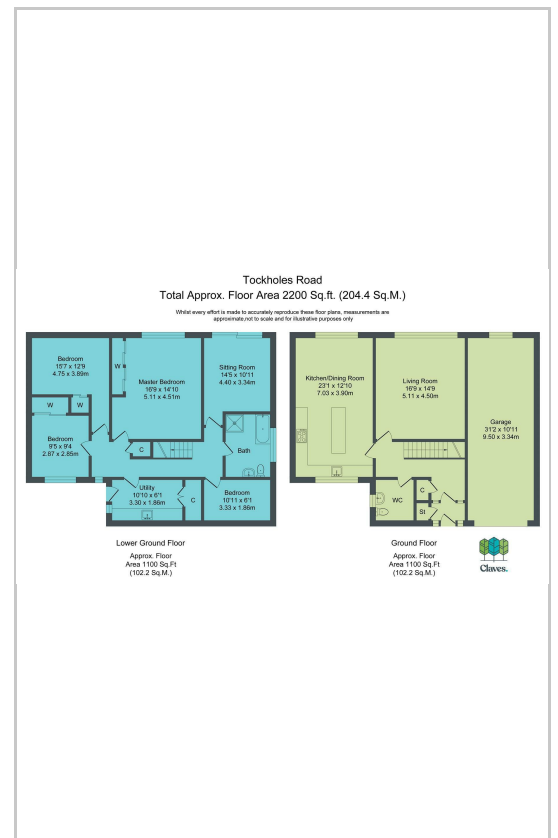
Scenic Walks & Views of Far Far Away!

Situated on the highly regarded well established Tockholes Road on the outskirts of Darwen, set amongst many individual quality properties. It is on the doorstep to many popular walks leading to Darwen tower, the west Pennine moors, the scenic Sunnyhurst Woods and perfect for a rewarding drink afterwards the popular country pub "The Sunnyhurst". With the property situated in an elevated position to the rear you take advantage of unrivalled panoramic views looking over Darwen, Blackburn, Pendle Hill and way beyond on a clear day. With no upward Chain, we anticipate high levels of interest, contact our office to book in a viewing which we are sure wont disappoint!

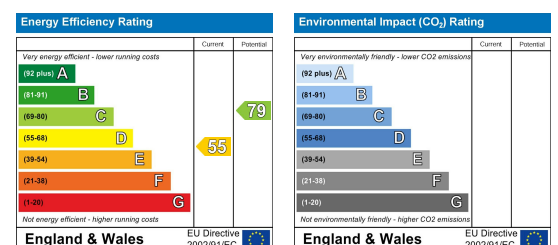
Area Map



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