

Claves.



Cyprus Street

Darwen, BB3 2JX

Offers around £275,000



Boasting an attractive corner plot within the desirable leafy green neighbourhood of Whitehall in Darwen, this three-bedroom end-terrace stone property is charming inside and out. The current owner has recently invested in several upgrades, making this a wonderful home for first time buyers, growing families, and those looking to downsize. It provides plenty of space in a quiet location, with interiors in excellent condition that stylishly blend character features and contemporary finishes.

A brief overview of the property includes an entrance porch, hallway, front lounge, open plan living space including kitchen, dining area, and sitting area, while upstairs are three bedrooms and a family bathroom. Externally there is a south-facing rear garden, detached garage, and curtilage with mature planting to the front and side.



Living Space

The character is immediately evident as you step inside through the original hardwood door painted a lovely light blue with decorative glazing to complement, and within the integral porch the original tiled flooring and Lincrusta wall coverings are incredibly well presented, giving a nod to the period character. The original doorbell is still intact too! All of which is testament to the love and care this charming home has received over years gone by. Beyond the integral porch a traditional hallway invites you in to explore the living space...

The main lounge is situated at the front where the two impressive focal points are a beautiful bay window and an imposing fireplace with decorative carved hardwood mantle, in which is an open fire sat atop a rustic stone hearth, complemented by the feature chimney breast covered with premium designer wallpaper. The big bay window floods in natural light, creating a bright and airy ambience, and the open fire is sure to pelt out warmth and a cosy orange glow. The room is unique in shape with a second side window which adds to its charming character and airy feel.

Back into the hallway and at the rear is the open plan living area used as another sitting area and dining area, which is a brilliant space for everyday life as well as highly practical for socialising with family and friends. A second fireplace is found in this room with a period detailed mantle and a more modern gloss black hearth and surrounds, in which sits a gas fire. Like the front lounge this open plan space is grounded by original hardwood flooring, and French doors open onto the back garden allowing that desirable indoor-outdoor lifestyle on warm summer days.

A standout feature of the rear living area is the open aspect flow into the new kitchen which has been designed to match the period character while offering modern appeal and practicality. A range of integrated appliances includes a white ceramic sink with drainer and traditional-style mixer tap, dishwasher, fridge, freezer, as well as a range-style cooker with several electric ovens, multi-ring gas hob, and splashback and extractor hood. The cottage grey cabinetry complements the white quartz worktop and herringbone flooring.

This open plan living area to the rear has a real homely feel to it where different aspects of daily life flow together. Whether it's breakfast with the kids before school, cooking up a hearty Sunday roast, or catching up with friends over a good bottle of red, it's a fantastic space for all!

There is also a large utility cupboard situated off the open plan living area, adding extra practicality with storage and plumbing for the washing machine and boiler.

Bedrooms & Bathroom

Back into the hallway and the staircase boasts original carved hardwood spindles and handrail, leading up to the landing where the three well-proportioned bedrooms and family bathroom are found, and the attractive high ceilings and period features continue.

Two of the three bedrooms are generous doubles, with the front one featuring a bay window and second side window like the downstairs lounge, adding to the period charm. The other good-sized double is situated at the rear with a large window, fitted storage space, and fresh neutral decor. The family bathroom benefits from a contemporary design and four-piece suite, featuring a freestanding bathtub, walk-in corner shower, trendy wash basin with storage cabinet and WC.

Outside Space

The secluded, south-facing rear garden is quaint and has recently been relandscaped, including the patio being extended and a garden path installed with Indian stone and stone golden gravel. A Japanese acer will give beautiful shades of red when in bloom, and this lovely garden is sure to burst into vibrant splashes of colour during the spring and summer months, with mature beds and borders that complement a central lawn. The patio offers a private spot for eating outdoors on warm summer days, and the garden path leads to the detached garage with lighting and power, offering more space for storage. The garage would alternatively be suitable for use as a workshop, or for converting into a studio office or gym.

Location

Situated at the very top of Cyprus Street in a leafy green location at the foot of the West Pennine Moors and within walking distance to the lovely Whitley Park, yet only a 5-minute drive to central Darwen, the location of this lovely home ticks lots of boxes! Not to mention the highly regarded Ashleigh Primary School within a stone's throw.

A great selection of shops, supermarkets, pubs, cafes, and restaurants can all be found nearby, as well as transport links and leisure facilities. An even greater selection of amenities can be found further afield in the neighbouring larger towns: Blackburn to the north, and Bolton to the south.

Key Details

Tax band: B

Tenure: Leasehold

Lease term: 950 years from 1897, 821 years remaining as of 2026.

Ground rent: £3.50 per annum

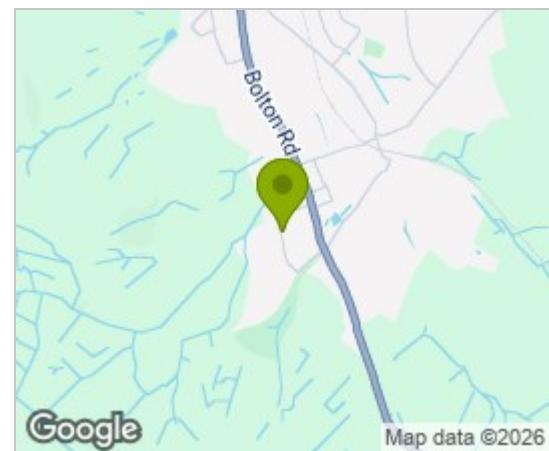
Heating: Gas central heating with boiler and radiators

Boiler: Alpha combi boiler, located in the utility cupboard off the dining area

Windows: We are advised the windows were recently installed as new throughout

Water: No meter, on rates

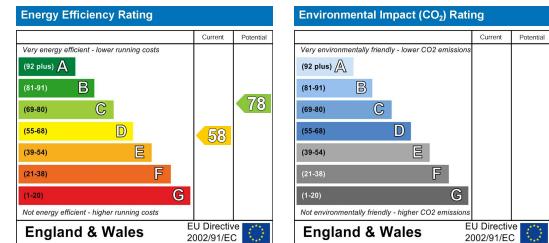
Area Map



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