



## Holly Tree Close

Darwen, BB3 2NG

**Offers around £335,000**



Tucked away in a well-established and secluded leafy green cul-de-sac in Whitehall, this detached property with three good sized double bedrooms and plenty of living space has excellent extension potential. It is in walking distance to miles of open countryside while being well connected to amenities and transport links. Boasting 1,636 sq ft of spacious, well-proportioned accommodation, with scope to create more, this home is well-suited for family life or could also appeal to those looking to downsize from a larger property.

A brief summary of the accommodation includes an entrance hall and WC, open aspect lounge and dining room, snug/study, kitchen, attached double garage with internal access, plus the three bedrooms and a family bathroom.





## Living Space

The main living areas here benefit from a real spacious, bright and airy feel owing to the partial open plan layout, with a stone feature partition wall separating the dining area at the front from the lounge at the rear, which retaining an attractive flow between the rooms. Both these parts of the property are well proportioned and give ample space for family life. Off the lounge at the rear is also a snug which gives versatility in use – perhaps a home office or even a TV room or playroom for the kids?

The kitchen is also a good size with convenient access into the garage, and features integrated appliances including a double oven, four ring gas hob with extractor, and sink with drainer and mixer tap. It's clear the current owners have cherished and looked after this lovely property – there is a real homely feel.

As well as the integral garage which provides a great amount of storage space, the vestibule/hall provides a handy spot for shoes and coats, and the downstairs WC adjacent adds to the practicality for family life.

## Bedrooms & Bathrooms

Each of the three bedrooms are good sized doubles and ensure the whole family has plenty of space. Similar to the living areas on the ground floor, the bedrooms are in good condition. The master at the rear features fitted wardrobes and is the largest size with two windows that create a bright and airy ambience.

Continuing the spacious proportions is the family bathroom, which is fully tiled and features a four piece suite comprising large corner bath and walk-in shower, wash basin and WC.

## Outside Space

As well as the front lawn and large drive that adds to its attractive kerb appeal and practicality for modern family life, there is a garden and substantial patio to the rear which borders mature woodland and gives it a 'close to nature' feel, with abundant birdsong and a tranquil feel.

The large patio gives plenty of space to enjoy time outside with family and friends on warm summer days, and the greenery of the garden offers great potential for relandscaping, or a canvas for keen gardeners to keep busy!

## Location

Situated at the foot of the Pennines this location is particularly attractive if you love spending time outdoors and exploring the countryside. Whether its scenic walks, running, mountain biking or road cycling, you have nature's playground quite literally on your doorstep!

Its proximity to the A666 also gives it easy access to central Darwen, the neighbouring towns of Bolton and Blackburn, and the many semi-rural villages nearby, which all provide a vast variety of amenities, from country pubs and local restaurants, cafes, independent shops, and supermarkets to well-regarded schools and picturesque parks.

For commuters, the A666 also conveniently links the location to the national motorway network – the M65 via Blackburn and the M61 via Bolton – while Darwen train station provides rail direct to Manchester city centre.

## Specifics

The tax band is E.

The tenure is leasehold with a ground rent of £25 per annum. We are advised the freeholder no longer collects the ground rent.

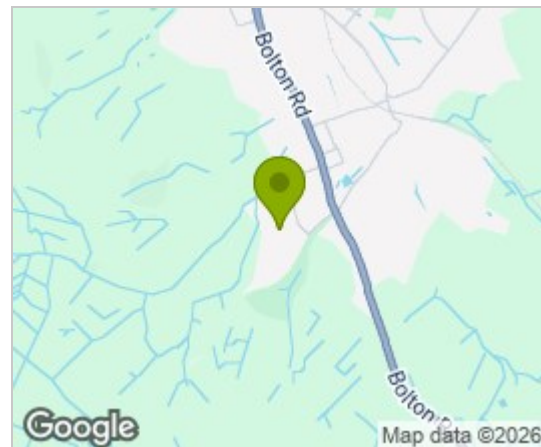
The length of the lease is 999 years from 11th June 1976.

There is gas central heating with an Ideal combi boiler located in the kitchen.

The energy efficiency is 73/C which is considered good and higher than average.

The loft is part boarded with pull-down ladders.

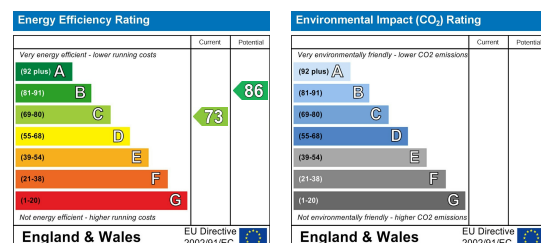
## Area Map



## Floor Plans



## Energy Efficiency Graph



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