



Bolton Road

Darwen, BB3 2JQ

Offers around £225,000



Occupying an elevated position on a quiet residential street, this substantial semi-detached period home sits on a generous plot with a long tandem driveway and detached garage, offering excellent scope for further enhancement. Located just off Bolton Road in the sought-after Whitehall area of Darwen, the property presents an ideal family home, perfectly balancing everyday convenience with immediate access to surrounding countryside.

The accommodation briefly comprises an inviting entrance hall leading through to a spacious lounge, alongside a separate dining room and kitchen. To the first floor are three well-proportioned bedrooms and a generous family bathroom, while a useful cellar with external access provides additional storage or potential for further use.



Living Space

The property welcomes you through an impressive entrance hall, showcasing a character staircase and useful understairs storage. The lounge enjoys an open aspect with a central chimney breast, creating a cosy and traditional focal point, while the elevated position enhances both privacy and natural outlook. A well-proportioned kitchen provides direct access to the rear garden and connects through to a separate dining room, offering a practical yet flexible layout ideal for both everyday living and entertaining.

Bedrooms & Bathrooms

To the first floor, the property offers three well-sized bedrooms, two of which are generous doubles, with the third a spacious single room suitable for a child's bedroom, guest room or home office. The family bathroom is particularly impressive in size, comfortably accommodating a four-piece suite including a bath, walk-in shower, WC and basin. There is also excellent potential to reconfigure the layout to introduce an en-suite to one of the bedrooms with professional plans already drawn – please call our office for further details.

Outside Space

Externally, the property is especially well suited to those requiring additional storage, benefitting from both a detached garage and a cellar, all conveniently accessed via a long tandem driveway. The elevated front lawn adds to the kerb and is secluded due to the mature hedgerow. To the rear, another lawn and secluded patio enhances the overall outdoor appeal, creating a peaceful setting ideal for relaxing or entertaining during the warmer months.

Location

Situated in the highly regarded Whitehall area of Darwen, this property enjoys a superb balance between convenience and countryside living. Positioned just off Bolton Road, it offers excellent access to a range of local amenities including shops, schools and transport links, making it ideal for families and commuters alike. Darwen town centre is within easy reach, while nearby road connections provide straightforward access towards Blackburn, Bolton and the wider motorway network.

For those who enjoy the outdoors, the surrounding area is particularly appealing, with open countryside, scenic walking routes and green spaces all close at hand, allowing residents to make the most of both town and country living.

Key Details

- Tax band: D
- Tenure: Freehold
- Heating: Gas boiler and radiators
- Boiler: Baxi combi, located in the kitchen
- Water: No meter, on rates
- Loft: Part boarded
- Security: Alarmed

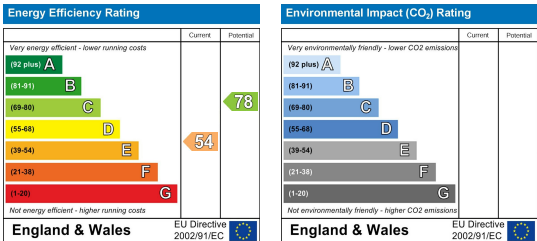
Area Map



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.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk