



Ashleigh Street

Darwen, BB3 2JS

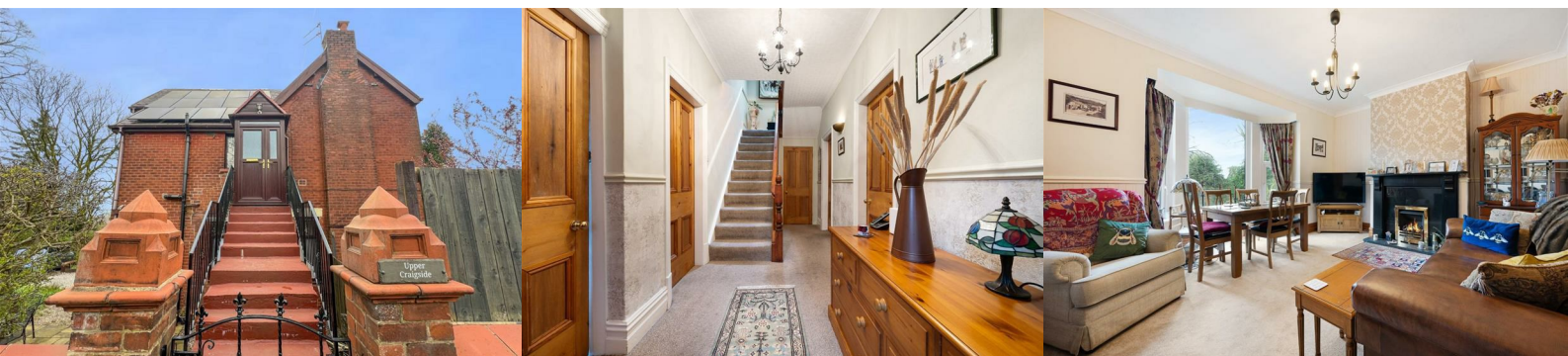
Offers around £250,000



On an attractive corner plot within the leafy surroundings of Whitehall, this highly unique three-bedroom residence combines period charm, generous living space and practical features – a rare offering at a competitive price point in such a sought-after location.

Originally a substantial Edwardian property, the home has been thoughtfully arranged to create a deceptively spacious semi-detached maisonette, offering over 1,300 sq ft of well-appointed accommodation across the first and second floors.

The accommodation comprises a porch and large entrance hall, kitchen, lounge-diner, three king-sized bedrooms, and a four-piece family bathroom. Externally, the property benefits from a private driveway, a useful external store, and a secluded garden with patio.



Recent Upgrades & Period Character

The current owner has invested in several upgrades in recent years, including the addition of a new entrance porch with updated glazing, new windows throughout, a newly fitted kitchen and bathroom, new radiators, a combi boiler and solar panel installation. Further works include replacement wall ties and the valley gutter relined.

Despite these practical modern improvements, the home retains a wealth of character, with features such as high ceilings, large windows, original fireplaces, and a beautiful oak staircase.

Living Space

The property is entered via a useful front porch, leading into an impressive entrance hall which immediately sets the tone for the space on offer. A substantial understairs storage area adds practicality.

The main living space is a generous lounge-diner, offering ample room for both sitting room use and dining arrangements. A large bay window draws in plenty of natural light while enjoying a leafy green outlook, enhancing the overall sense of space. The room is further complemented by a traditional chimney breast with gas fire, creating a natural focal point.

The kitchen is finished to a high standard, featuring solid oak worktops and cabinetry which pair beautifully with the stone tiled floor. A breakfast bar for two adds a sociable element, making this a practical and inviting space for both everyday living and entertaining.

Bedrooms & Bathroom

All three bedrooms are king-sized doubles, offering excellent versatility. Both bedrooms on the upper floor benefit from a comprehensive range of fitted furniture. The sloped ceilings add further character and enhance the sense of individuality within these spaces.

The third bedroom is positioned on the lower floor and features another bay window alongside an original fireplace. This room offers flexibility and could serve equally well as an additional reception room or a spacious home office, should a third bedroom not be required.

The four-piece family bathroom is well-sized and finished with marble-effect white tiling to the walls, complemented by grey flooring. It comprises a four-piece suite including bath, basin, WC, and a large walk-in shower.

Outside Space

In addition to the private driveway which has potential for the installation of an EV charging point, the outside space includes an Indian stone patio which enjoys a quiet and peaceful position due to its sunken level and mature hedgerow border – an ideal spot for barbeques and socialising on warm summer days. An external store adds further practicality, situated underneath the steps leading to the entrance porch.

Location

Situated within the highly regarded Whitehall area of Darwen, this property enjoys a superb position at the foot of open countryside, offering the best of both worlds for those seeking a balance between convenience and outdoor living. With scenic walks quite literally on the doorstep, the setting is ideal for those who appreciate green space and a more peaceful environment.

Despite its tranquil surroundings, the property remains well connected. A selection of local cafés, shops and everyday amenities are all within comfortable walking distance, while Ashleigh Primary School is located within just a stone's throw.

Transport links are also easily accessible, providing straightforward connections to Darwen, Blackburn, Bolton and beyond, making the location both practical and desirable.

Key Details

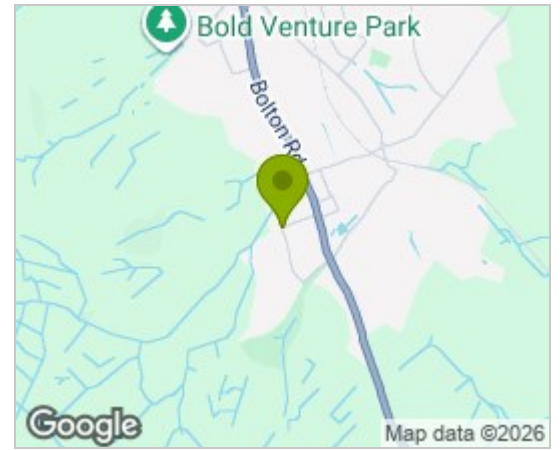
- Tax band: B
- Tenure: Leasehold
- Ground rent: £3.26 per annum
- Lease term: 999 years, 836 years remain
- Heating: Gas boiler and radiators
- Boiler: Baxi combi, located in the kitchen
- Water: On a meter
- Solar panels: Owned not leased, reduces electricity bills, and Eon pays for any surplus electricity generated

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.

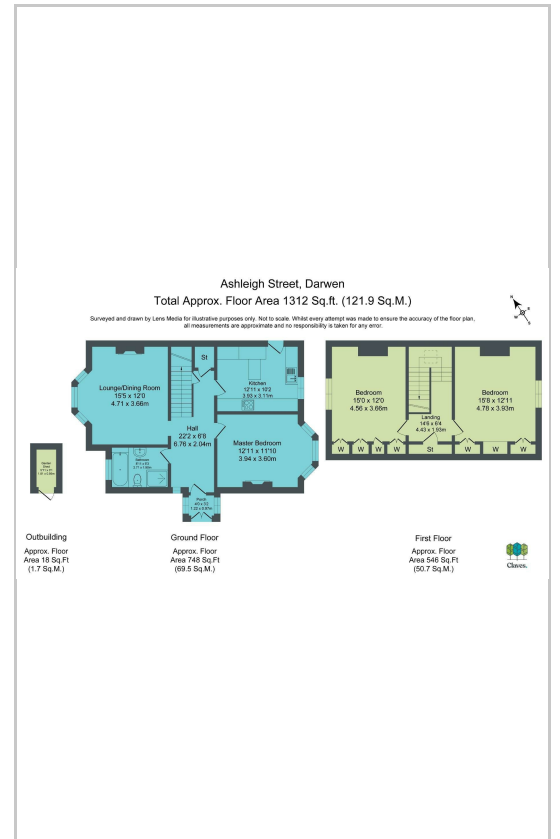


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Area Map



Floor Plans



Energy Efficiency Graph

