



Ross Street  
, BB3 2JT

Offers over £380,000



Welcome to Lynross. Situated in the sought-after leafy area of Whitehall in Darwen, just a short stroll from the beautiful Whitehall Park and with miles of countryside on the doorstep, this substantial three-bedroom period semi-detached property occupies a generous corner plot and offers impressively proportioned accommodation throughout.

A brief overview of the home includes an entrance hall, front lounge, dining room, kitchen, three bedrooms, a family bathroom, and an additional WC. Externally, the property is garden-fronted and benefits from a detached garage and a large walled decking area to the rear.



## Living Space

The property is immaculately presented, with neutral interiors in excellent condition throughout, allowing you to simply move in, unpack, and enjoy. From the moment you step into the spacious entrance hall, the sense of generous proportions is immediately apparent, while the original solid oak staircase provides a charming nod to the home's period character.

The front lounge is bright and airy, with a bay window that enhances the character of the room while making the most of the leafy green outlook. The kitchen is an excellent size and, like the rest of the home, is presented in superb condition. It features a tiled floor, navy cabinetry, and light contrasting worktops and tiled splashbacks, all complementing the property's period style. Integrated appliances here include a fridge-freezer, sink with drainer and mixer tap, and a traditional cooker hood which is the focal point of the room, affording an allocated space for a large, freestanding, range-style cooker.

The dining room continues the theme of generous proportions and pristine presentation, offering a wonderful setting for both everyday family meals and entertaining. Its large size gives ample space for a home-working area if required too.

## Bedrooms & Bathroom

Upstairs, the three bedrooms are all well-proportioned for family life and are connected by a spacious landing area that continues the home's light and airy feel. The bedrooms have benefited from recent redecoration, with some featuring new flooring, and all maintain the bright, fresh aesthetic found throughout the property.

The family bathroom features a three-piece suite, including a freestanding bath, walk-in corner shower, and wash basin. For added practicality, the WC is located in its own separate room, enhancing convenience for modern family living.

## Outside Space

The outside space at Lynross is generous while remaining relatively low maintenance. The front garden features a lawn and mature conifers, providing privacy and an attractive green setting.

To the rear of the property is an elevated stone patio, ideal for alfresco dining and socialising on warmer, sunny days. The decking area further enhances the outdoor entertaining space and contributes to the garden's easy-maintenance appeal. Bordered by a private brick wall, the garden is enclosed and secure.

The timber garage is accessible both from the garden and via the back street, offering valuable practicality. While the garden already supports a low-maintenance lifestyle, it also offers potential for landscaping should the new owner wish to personalise the space further.

## Location

Situated in the leafy green suburb of Whitehall, at the foot of the West Pennine Moors and just a short walk to the picturesque Whitehall Park, yet only a 5-minute drive to central Darwen, Lynross gives you the best of both worlds.

A great selection of shops, supermarkets, pubs, cafes, and restaurants can all be found in Darwen nearby, as well as transport links and good schools for the kids, including Ashleigh Primary School which is just across the road! An even greater selection of amenities can be found further afield in the neighbouring big towns, including Blackburn to the north, and Bolton to the south.

## Key Details

Tax band: D

Tenure: Leasehold

Ground rent: TBD

Lease term: TBD

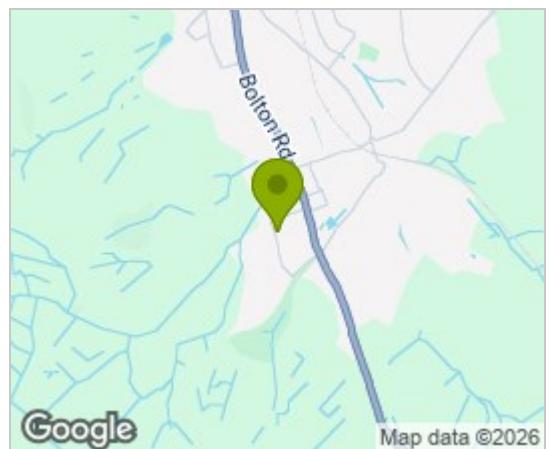
Heating: Gas boiler and radiators

Water: Ideal Logic+ combi

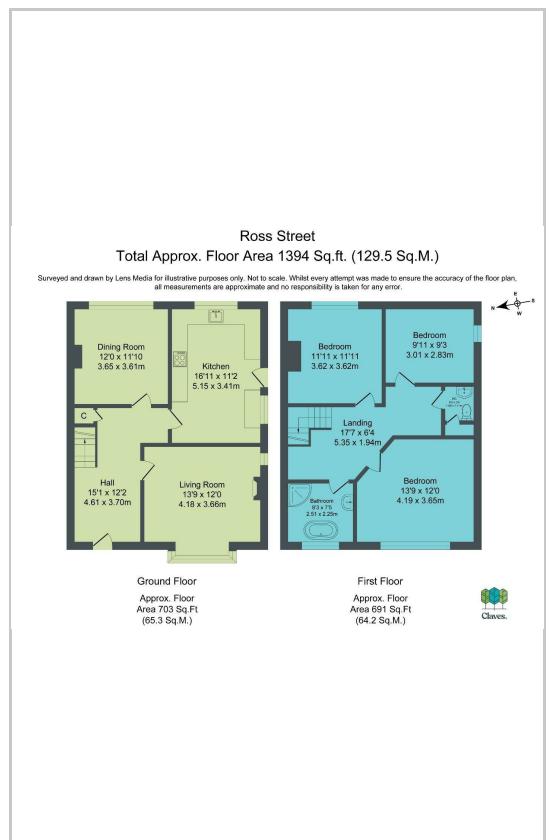
Loft: Part boarded with a pulldown ladder

Security: The house is alarmed

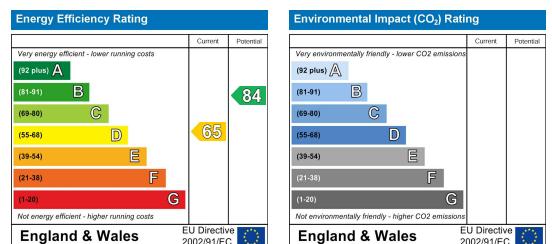
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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