

Claves.



Westland Avenue

Darwen, BB3 2ST

Offers over £250,000



Enjoying an elevated position near the top of Westland Avenue with stunning countryside walks on the doorstep and far-reaching views towards Pendle Hill and the local Darwen Tower, this three-storey extended semi-detached home is an excellent choice for spacious family living. Boasting four genuine double bedrooms, the accommodation also includes a family bathroom, entrance hall, open plan kitchen and dining area, sun room, utility/storage room and downstairs WC. Outside, there are gardens to both front and rear plus a long tandem driveway. While the property offers scope for modernisation and redecoration in places, it already benefits from a contemporary integrated kitchen and bathroom. With high ceilings, generous proportions and large windows that frame the scenic outlook, it's a home full of character and potential.



Living Space

The lounge enjoys a slightly raised position from the street, giving both privacy and outlook, with a wide bay window that floods the room with natural light.

To the rear, the open plan kitchen and dining area forms the true heart of the home – a sociable hub where cooking, dining and everyday family life blend seamlessly. The modern kitchen is well-appointed with a large peninsula island, stylish cabinetry and complementary worktops. A suite of integrated Neff appliances includes a four-zone induction hob with extractor, double oven, dishwasher and fridge-freezer, alongside a sleek matt black Blanco sink with drainer and modern tap.

French doors, surrounding windows and the adjoining sun room enhance the bright, airy atmosphere. Currently configured with an additional breakfast bar, the sun room adds versatile space, streaming in further light and connecting easily with the garden. A utility/storage room and downstairs WC provide additional everyday practicality.

Bedrooms & Bathroom

All four bedrooms are well proportioned doubles. The master bedroom on the first floor is a standout, with a large bay window mirroring the lounge below and capturing sweeping countryside views. Another spacious double also benefits from a bay window, while the family bathroom is finished to modern standards with tiled walls and a three-piece suite comprising bath with shower over, vanity basin with storage and WC.

The second floor hosts two further doubles. The front bedroom – currently used as a substantial home office – makes the most of the panoramic views, creating an inspiring work-from-home setting. The rear bedroom offers useful eaves storage, further adding to the practicality of the home.

Outside Space

Externally, the property enjoys a long tandem driveway with space for two to three vehicles. Both the front and rear gardens offer scope for relandscaping. The rear garden, with direct access from the kitchen-diner, is perfect for outdoor dining in summer months. Its low-maintenance flagged design is complemented by shrubs and a small tree which add a green touch.

Location

Westland Avenue is located in Bold Venture, a quiet, leafy suburb offering the best of both worlds – countryside on your doorstep yet with everyday amenities close at hand. A short stroll takes you to Darwen town centre with its independent shops, market, cafes, restaurants and bars, as well as larger supermarkets, a modern leisure centre, highly regarded schools and an outstanding health centre.

Darwen is exceptionally well connected. The train station – within a 15-minute walk or short drive – provides regular services to Manchester, Clitheroe, Blackburn and Preston, with trains every half hour at peak times. Frequent bus services run to Blackburn, Bolton and beyond, while Junction 4 of the M65 is just two miles away, linking easily to the motorway network. Coastal towns such as Lytham and Blackpool, along with the Yorkshire Dales and Lake District, can all be reached within an hour.

Just a short walk from the property lies Bold Venture Park, a Grade II listed Victorian park with landscaped gardens, woodland, a lake, waterfall and children's play area – ideal for morning runs or family strolls. For more adventurous outdoor pursuits, Darwen Tower and the surrounding West Pennine Moors provide countless trails for walking, running and mountain biking. It's a location that truly combines convenience with natural beauty.

Key Details

Tax band: C

Tenure: Freehold

Heating: Gas boiler and radiators

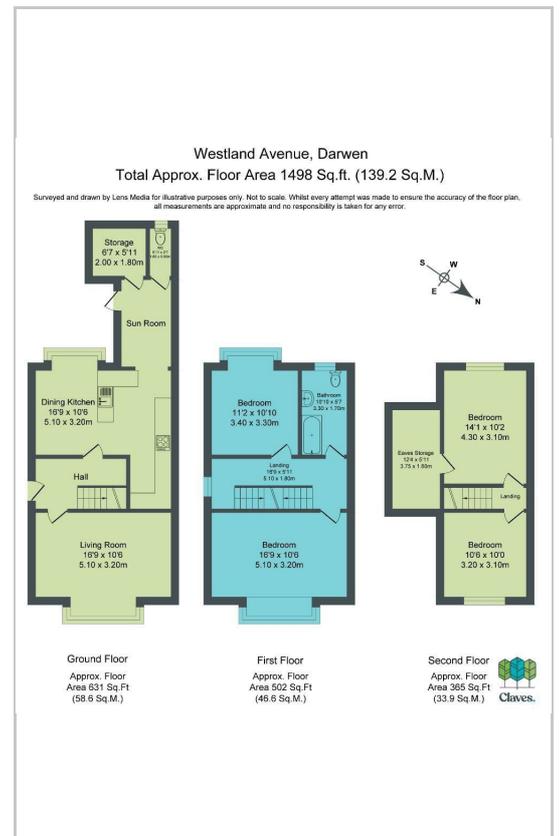
Boiler: Baxi combi

Water: On rates

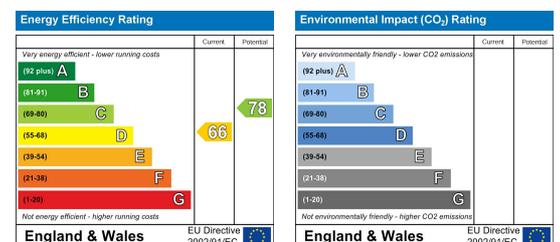
Area Map



Floor Plans



Energy Efficiency Graph



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