Claves.

off Ellison Fold Way

Darwen, BB3 3ED

£344,995

4 2 1

Looking for brand new, stylish, modern living? Look no further than Miners Gate - an impressive selection of homes to suit first time buyers, young professionals, and growing families.

The Grassmoor - This very comfortable home has a large kitchen with separate dining area opening onto the garden. You can also access the garden from the utility room. The ground floor also has a large bright lounge and a downstairs WC. Upstairs opens out onto a gallery landing off which there are four bedrooms including a master bedroom with en-suite and fitted wardrobes and a family bathroom.

For more information or to arrange a viewing of the showhome please call our office.

Location Overview

Miners Gate is situated in Darwen, Lancashire, close to excellent local schools, amenities and transport links, and provides something for all lifestyles, whatever your needs.

Darwen is a quintessential Lancastrian friendly market town in the centre of the county. Set in miles of stunning countryside and located amid the West Pennine Moors of Blackburn, it stands within a valley with the River Darwen flowing at its base. The river passes through the town from south to north, subsequently joining the River Ribble, one of the longest rivers in North West England. Darwen has a great variety of restaurants, cafes and bars in the town centre offering all types of foods and entertainment.

Education

Darwen has many primary and secondary schools and the town's further educational needs are provided by the abundance of colleges and universities within easy commuting distance, offering a wide range of further education and vocational courses.

Travel & Transportation

Miners Gate is only 40 minutes drive to Manchester Airport via the A666 and M60, and an hour to Liverpool John Lennon Airport, both are within easy reach for national and international flights.

The M65 Motorway is only 10 minutes away providing excellent road networks to the Motorways north and south of the country, providing easy access to the major towns and cities close by.

The A666 road follows the valley through the town centre as part of its route from the Ribble Valley, north of Blackburn, to Bolton and the boundary between Pendlebury and Irlams o' th' Height in Salford.

Darwen's bus terminal hosts buses to Blackburn, Bolton, Clitheroe and surrounding local areas. The town's train station also boasts regular commutes between Clitheroe and Manchester, via Bolton providing excellent access to the country's main rail network.

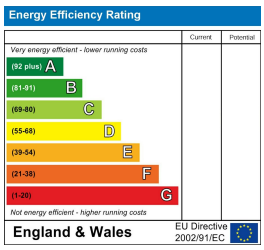
Services & Specifics

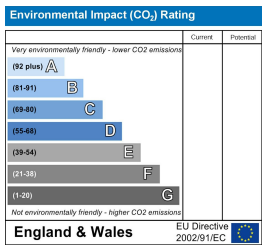
We are advised:
The property is Freehold.
There is an annual maintenance charge of £154.81 for all properties on the Miners Gate development.

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