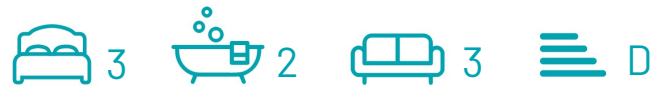




## Limes Avenue

Darwen, BB3 2SG

Offers around £250,000

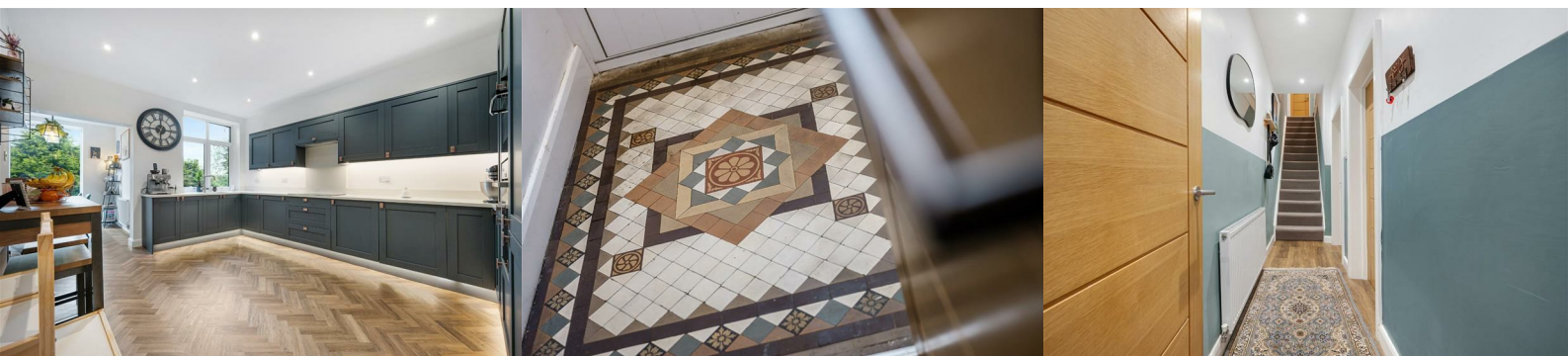


Deceptive from first appearance, this exceptional stone-built residence has been comprehensively refurbished and thoughtfully reconfigured by the current owners to create a stunning four-storey family home finished to an outstanding standard throughout. Seamlessly blending character with contemporary styling, the property offers beautifully flowing accommodation perfectly suited to modern living.

The ground floor centres around a welcoming lounge leading through to an impressive contemporary dining kitchen, which opens effortlessly into a spacious sitting and dining area enhanced by a striking feature picture window overlooking the rear aspect – creating a superb social and entertaining space filled with natural light.

The versatility continues to the lower ground floor where two professionally converted basement rooms provide additional living accommodation, including a highly adaptable reception room with French doors opening onto the rear courtyard together with a spacious utility room. Across the upper floors are three generous double bedrooms, including a superb principal suite with large en-suite facilities on the 2nd floor, complemented by a beautifully appointed family bathroom featuring a freestanding bath on the first floor.

Positioned within a sought-after location close to the scenic surroundings of Bold Venture Park, this remarkable home offers far more than first meets the eye and must be viewed to be fully appreciated.



## Living Spaces

From the moment you step inside, the home immediately showcases the character and quality that flows throughout. A charming entrance vestibule with original-style mosaic tiled flooring sets the tone, leading through into a welcoming entrance hall where contemporary LVT flooring and the staircase rising to the first floor create an elegant first impression.

The main lounge is beautifully presented and combines warmth with modern styling, centred around a feature wood-burning stove which creates a cosy focal point to the room. A PVC double-glazed bay window allows plenty of natural light, whilst fitted shelving and stylish LVT flooring further enhance the space.

Undoubtedly one of the standout features of the home is the stunning dining kitchen, thoughtfully designed to create both a practical and highly sociable living environment. Finished with a comprehensive range of matte grey fitted units complemented by quartz worktops and matching splashbacks, the kitchen also benefits from an inset one-and-a-half bowl sink unit together with a range of integrated appliances including a standard oven, combi microwave oven, induction hob with extraction canopy and integrated fridge and freezer.

The herringbone-effect LVT flooring flows seamlessly through into the impressive open-plan sitting and dining area, creating a superb continuation of the living space. Enhanced by a striking feature picture window overlooking the rear aspect, this room is flooded with natural light and provides the perfect setting for both everyday family living and entertaining alike.

## Lower Ground Floor

A staircase from the main living accommodation leads down to two highly useful lower ground floor rooms, further enhancing the versatility and overall size of the home.

The principal basement room is currently utilised as an additional reception space and offers excellent flexibility to suit a variety of individual requirements, whether as a home office, playroom, gym or second sitting room. Double French doors open directly onto the rear courtyard, allowing natural light to flow into the space whilst creating an excellent connection to the outdoor area.

Complementing this level is a particularly spacious utility room, fitted with a range of contemporary units and work surfaces together with a sink unit and plumbing for both a washing machine and tumble dryer. Practical yet stylishly presented, this space provides excellent additional storage and functionality away from the main kitchen area.

## Beds & Bathrooms

The bedroom and bathroom accommodation is thoughtfully arranged across the upper two floors, creating an excellent sense of space and privacy ideal for modern family living.

Occupying the entire second floor, the superb principal bedroom has been recently created by the current owners and provides an impressive retreat-style space. Beautifully presented throughout, the room benefits from a comprehensive range of gloss-finished fitted wardrobes, drawers and a matching dressing table, creating both practicality and a sleek contemporary finish. The spacious en-suite shower room is equally stylish, fitted with modern sanitary ware including a curved glazed shower enclosure with overhead shower, vanity wash basin and low-level WC, all complemented by contemporary tiled splashbacks.

To the first floor are two further generous double bedrooms, both offering excellent proportions rarely found in similar properties. One bedroom benefits from dual PVC double-glazed windows allowing an abundance of natural light, whilst the third bedroom enjoys elevated views across the surrounding countryside.

Completing the accommodation is a stunning three-piece family bathroom fitted with a beautifully appointed contemporary white suite, featuring an elegant freestanding bath with waterfall tap and flexible shower attachment, vanity wash basin with storage drawers beneath and low-level WC. Stylish tiled flooring together with half-tiled elevations complete this luxurious and relaxing space.

## Location

This property sits in a quiet and family-friendly neighbourhood, with St Josephs RC Primary School being a literal stone's throw from the property! Perfect for the little ones.

At the bottom of Limes Avenue, Bold Venture Park offers a refreshing green space featuring beautiful, landscaped gardens and woodland, a waterfall, pond, and children's playground – it's a space perfect for morning runs or strolls with the kids and four-legged friends! And for the more adventurous lovers of the outdoors, there's Darwen Tower and the surrounding moorland; the nearby moorland can be accessed in about fifteen minutes on foot, which opens onto plenty of trails along the West Pennines, perfect for walking, running, and cycling.

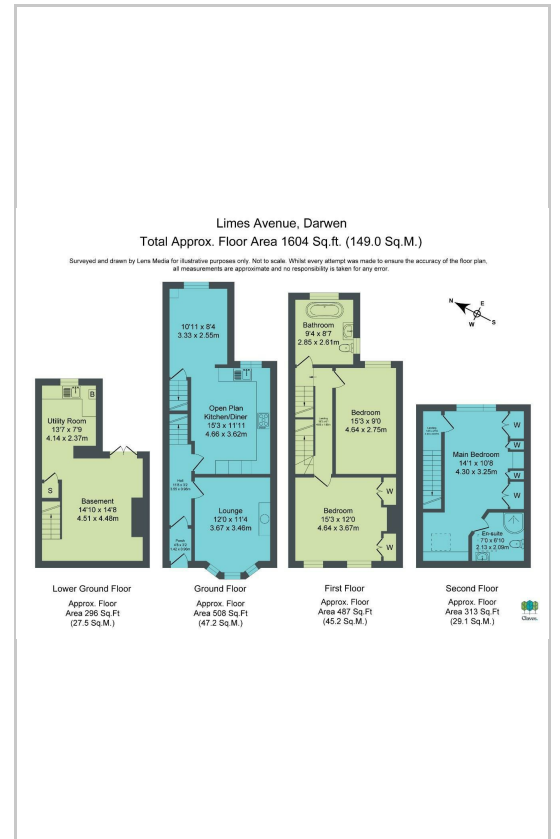
Next to Bold Venture Park, Belgrave Road leads into central Darwen where a large variety of amenities are found, from independent shops, cafes, bars and restaurants to larger chain supermarkets, Darwen Leisure Centre, schools and transport links.

Darwen is a well-connected town. Darwen Train Station is a just a five-minute drive or fifteen-minute walk, which is part of the Manchester to Clitheroe line. The M65 Junction 4 is a ten-minute drive away.

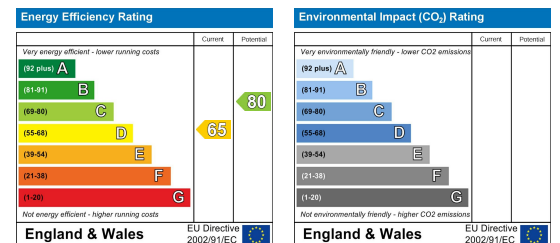
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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