Claves.



Hawkshaw Avenue

Darwen, BB3 0HU

Offers around £550,000

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Benachie is an individual detached home situated on a huge plot within the highly desirable location of Hawkshaw Avenue, bordering the leafy green Sunnyhurst Woods. With 2,000 sq ft of acccommodation and large rooms throughout, this house is highly suitable for family life. It is overflowing with character and charm, making it particularly attractive for buyers looking for a unique property to call home. The property has clearly been well cared for and is presented in immaculate condition, while offering its new owners the opportunity for modernisation.

A brief overview of the ground floor accommodation includes a central entrance hall, lounge, dining room, open plan kitchen and dining/living room, conservatory, and downstairs WC. To the first floor is a gallery landing, family bathroom, additional WC, three large double bedrooms and a smaller fourth bedroom currently used as an office.

Externally the property is surrounded by mature gardens with several patio areas, a large tandem drive, and an additional 500 sq ft of internal space via a detached double garage with an attached storeroom/office, and greenhouse.







Living Space

The property has a homely feel which is felt the moment you step inside, with a traditional central entrance hall that invites you to explore the living spaces.

High ceilings add to the already bright and airy feel, created a multitude of large stone mullion windows which have been restored to modern standards in recent years while retaining the beautiful character. Other premium period features include solid oak doors, large skirting boards and decorative coving.

To the right of the hall is the main lounge – a large room filled with character and natural light, with impressive beams adding contrast to the white walls. A central fireplace with gas fire continues the traditional feel, and natural light pours in through several windows. Glass sliding doors to the rear open onto the conservatory, affording a flow between living spaces if desired. The dining room on the left of hall is another character-filled space with more leaded stone mullion windows and original plate racks.

The open plan kitchen and dining/living space at the rear of the property is a great space that satisfies the demands of modern life, particularly for families, where cooking, dining, relaxing and socialising come together in one convenient space. Within the kitchen area, there's plenty of worktop and storage space, and integrated appliances include a fridge-freezer, oven, microwave, four-ring hob and concealed extractor hood. The adjacent reception area is currently used as a breakfast or informal dining area with another fireplace and gas fire. There's ample room for an armchair or two as well, or perhaps a small sofa for the kids.

In addition to the access from the main lounge, the conservatory can also be accessed from the open plan kitchen, creating a circular flow which makes it an fantastic home for hosting family and friends, as well as adding to the practicality of everyday family life. From the conservatory you can truly appreciate the size and presentation of the mature gardens and the neighbouring greenery of Sunnyhurst Woods.

Other practical aspects include a substantial understairs storage closet, as well as a downstairs WC accessible from the conservatory.

Bedrooms & Bathrooms

The generous proportions continue upstairs where three very generous double bedrooms provide an abundance of space, and the fourth bedroom is well suited for use as a nursery, children's bedroom or home office.

The first and second bedrooms are situated at the front and both benefit from high quality fitted furniture, from Sharps and Langley's respectively. The third bedroom to the rear overlooks the treetop canopy of Sunnyhurst Woods and comes with added character with a part-sloped ceiling.

Within the family bathroom is a high quality Villeroy & Boch suite comprising bath, walk-in shower, wash basin and WC, and a handy separate WC accessible from the landing.

Outside Space

Benachie is a fantastic property for buyers in search of an abundance of outside space. The large drive and detached double garage with an attached storeroom/office and greenhouse provide excellent practicality and storage, while giving scope for conversion if desired. The potential conversion could accommodate a home gym or studio, or perhaps even a detached annex.

The gardens to the front add superb kerb appeal to an already attractive house, while the outside space to the rear provides oodles of space for outdoor enjoyment and entertaining. Several patios and a brick-built BBQ area are ideal for outdoor dining, and the large lawn areas with mature borders are perfect for keen gardeners while also giving a safe space for the kids to play.

Location

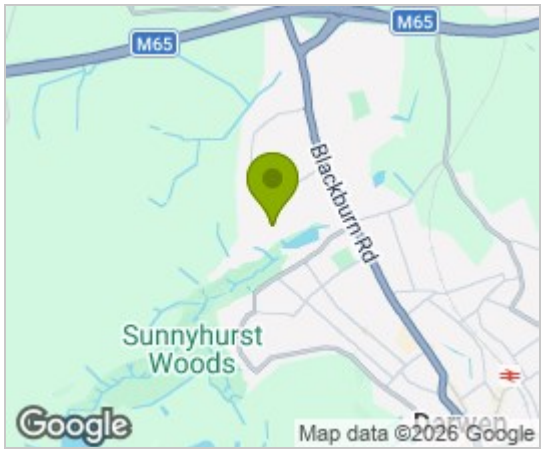
Situated on one of Darwen's most well-stablished and sought-after residential streets, Hawkshaw Avenue combines peaceful surroundings with everyday convenience. The property is ideally positioned just a short stroll from the beautiful Sunnyhurst Woods and the rolling Lancashire countryside — a perfect setting for those who enjoy walking, cycling, and spending time outdoors.

Residents benefit from an excellent balance of rural charm and accessibility, with Darwen town centre, local shops, cafés, and well-regarded schools all close by. For commuters, there are strong transport connections via road and rail to Blackburn and Bolton, and to the larger cities of Preston and Manchester. It's a location that delivers both lifestyle and practicality in equal measure.

Key Details

Tax band: F
Tenure: Freehold
Heating: Gas boiler and radiators
Boiler: Vaillant combi, located in the kitchen, serviced annually

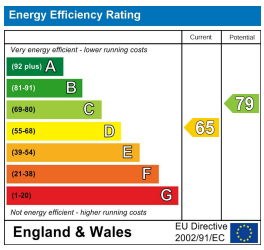
Area Map

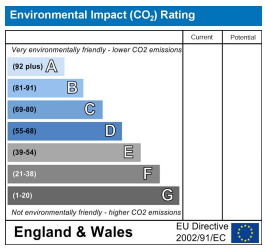


Floor Plans



Energy Efficiency Graph





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