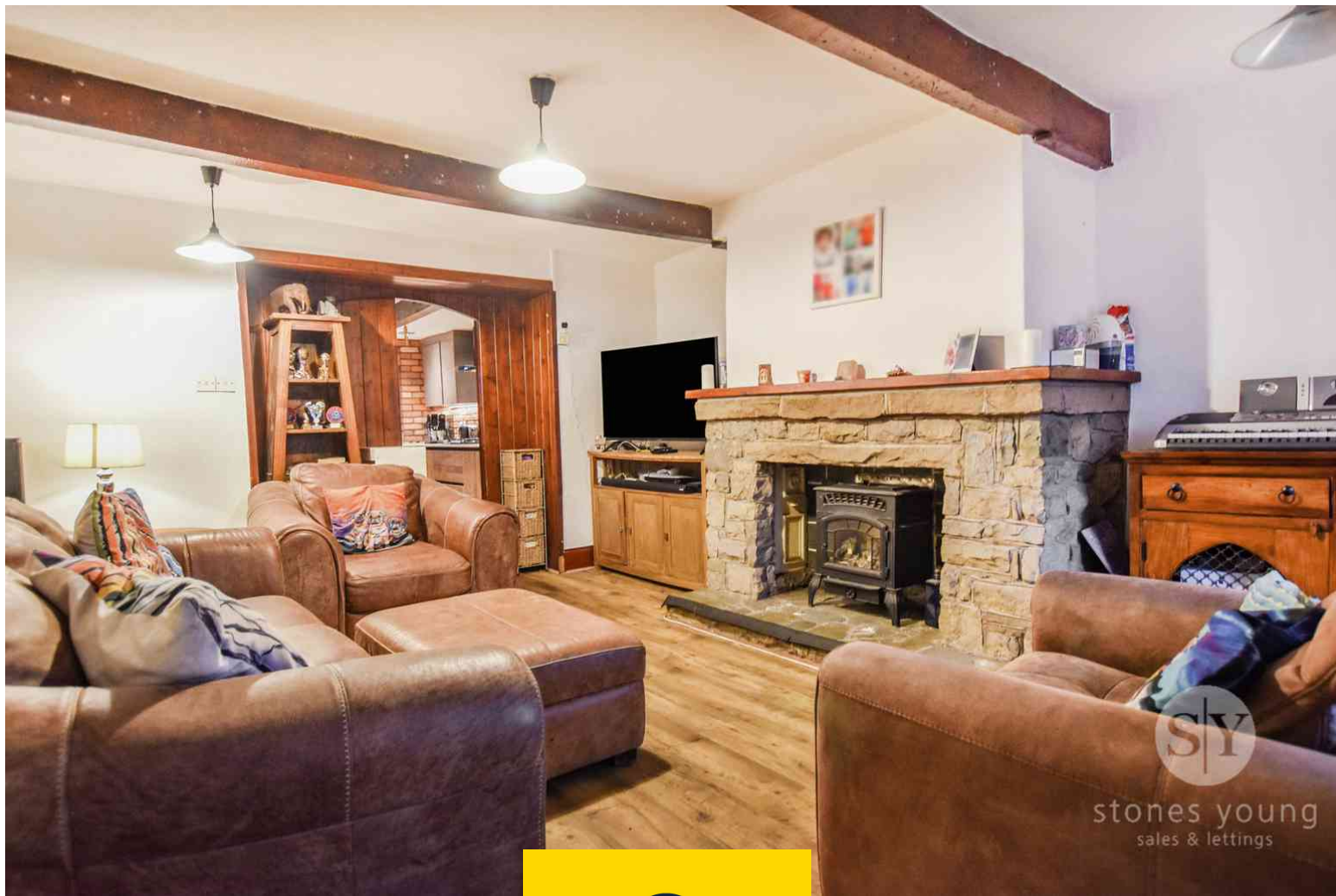


Holden Fold, Darwen, Lancashire. BB3 3AU

£155,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

BEAUTIFULLY RENOVATED COTTAGE WITH THREE DOUBLE BEDROOMS Situated on a desirable plot on Holden Fold stands this wonderfully presented, three bedroom mid terraced cottage. Featuring a stunning new kitchen and charming design elements including wood beams and exposed stone walls, this property will make a delightful home for those looking to reside in this superb location.

Benefitting from a freehold tenure, this endearing property briefly comprises an entrance vestibule leading to the lounge which is brimming with character. The wooden ceiling beams and exposed stone fireplace ensure this to be relaxing space to enjoy with family. The stylish kitchen flows beautifully from here and boasts ample storage in the form of base and eye level units in a seamless design. With integral and free standing appliances, this kitchen has everything you need to feel inspired. The stylish central island offers a modern area for dining. On the first floor, leading from the landing are two double bedrooms and the modern three piece family bathroom suite in white, with contemporary tiling and a vanity unit, perfect for storage. The attic has been converted to create a further double bedroom which is serviced by a two piece en-suite shower room. The property is warmed through gas central heating and benefits from double glazing throughout.

This attractive property situated in a great position on Holden Fold benefits from an inviting garden, bordered by mature hedges ensuring privacy to the home. On street parking is fully available for the property which is within walking distance to an array of amenities and transport links, ensuring easy access into Darwen and neighboring towns. To the rear, there is a split level garden featuring a flagged patio and an area of Astrotruf. This combination is ideal for a family to spend time enjoying the outdoors. Internal viewing is highly advised for this appealing home.

FEATURES

- Character-filled Cottage
- Envious Position in Darwen
- Wood Beams and Exposed Stone Walls
- En-suite To Master Bedroom
- Delightful Front & Rear Gardens
- On Street Parking
- Council Tax Band B
- Freehold Tenure
- Three Double Bedrooms
- Stunning New Kitchen



ROOM DESCRIPTIONS

Ground Floor

Vestibule

In white uPVC double glazed with laminate flooring.

Lounge

15' 10" x 13' 01" (4.83m x 3.99m) Gas stove in feature fireplace, ceiling beams, laminate flooring, wooden door, panel radiator, TV point, phone point, uPVC double glazed window.

Kitchen

13' 01" x 12' 01" (3.99m x 3.68m) Range of fitted wall and base units with granite work surfaces, exposed brick and tiled splash back, integral electric oven and microwave, gas hob, extractor fan, 1 1/2 sink and drainer, central island, ceiling beams, CBT flooring, space for American style fridge freezer, stairs to first floor, uPVC double glazed window and rear door.

First Floor

Landing

Carpet flooring.

Bedroom Two

12' 07" x 10' 02" (3.84m x 3.10m) Double bedroom with laminate flooring, cupboard housing boiler and water tank, panel radiator, TV point, uPVC double glazed window.

Bedroom Three

13' 03" x 8' 01" (4.04m x 2.46m) Laminate flooring, under stair storage cupboard, panel radiator, uPVC double glazed window.

Bathroom

9' 08" x 5' 11" (2.95m x 1.80m) Three piece in white, vanity unit housing sink, tiled splashback, Jacuzzi bath with mixer shower tap, wooden flooring.

Attic

Master Bedroom

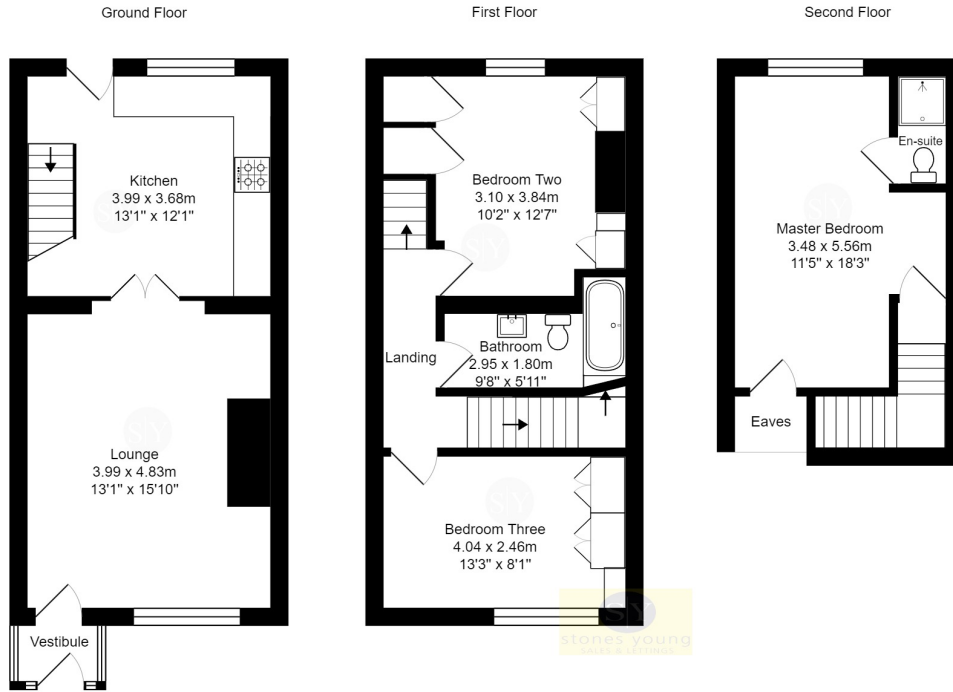
18' 03" x 11' 03" (5.56m x 3.43m) Double bedroom with carpet flooring, uPVC double glazed window, under eaves storage, loft storage, ceiling coving, panel radiator, uPVC double glazed window.

En-suite

5' 08" x 2' 06" (1.73m x 0.76m) WC in white shower enclosure with electric shower, lino tiled flooring.



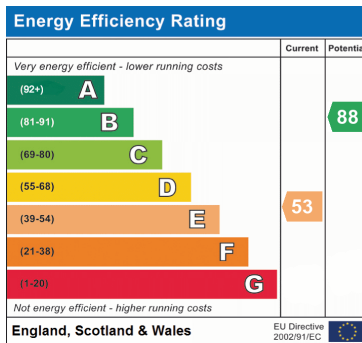
FLOORPLAN & EPC



Holden Fold, Darwen

Total Area: 93.4 m² ... 1005 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

