

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

11 Balmoral Gardens, Darwen, BB3 2FH

Welcome to 11 Balmoral Gardens...

Situated in Balmoral Gardens, a gated development of uniquely designed, high-specification homes, this four-bedroom semi-detached family property offers contemporary living at its finest. Inside, the home comprises a spacious lounge, modern kitchen-diner, utility room, downstairs WC, four well-proportioned bedrooms — including a master with an ensuite — and a stylish three-piece family bathroom. Externally, the property benefits from both front and rear gardens, a driveway for two cars, and a garage.

Step Inside...

A sleek black composite door opens into the welcoming entrance hall, to your left you will discover the spacious lounge, a beautifully presented room featuring a front-facing window that overlooks the lawn and fills the space with natural light. To the rear of the property, you'll find an impressive open-plan kitchen-diner, fitted with contemporary white high-gloss wall and base units and a superb range of integrated Bosch appliances, including an oven, microwave, induction hob, fridge, freezer and dishwasher — perfectly designed for modern family living. A breakfast bar provides the ideal spot to enjoy your morning coffee or casual dining and double doors open to the stunning patio area. A door from the kitchen leads to a well-appointed utility room, complete with matching units, a stainless steel sink, and space for both a washing machine and dryer. From here, there is access to a convenient downstairs WC, an internal door leading to the garage and composite door that open to the rear garden.

Bedtime and Baths...

Retrace your steps to the entrance hall, stairs lead to the first floor where you will find four well-proportioned bedrooms and a three-piece family bathroom. The impressive master bedroom spans the full length of the property. It benefits from a dedicated wardrobe area and a stylish ensuite comprising an enclosed shower, WC, wash basin, chrome heated towel rail, and a Velux window that allows natural light to fill the space. Bedrooms two and three are both excellent-sized doubles, ideal for family members or guests, while bedroom four is a spacious single room, currently used as a home office, offering flexibility. The family bathroom is part-tiled and fitted with a modern vanity unit, WC, a bath with both overhead and handheld shower attachments and a chrome heated towel rail.

Step Outside...

Stepping out through the kitchen's double doors, you are welcomed onto a generous flagged patio — the perfect setting for outdoor dining and entertaining. Beyond this, an AstroTurf lawn provides a low-maintenance and family-friendly space, ideal for children to play. A side gate offers convenient access to the front lawn and driveway, which leads to the spacious garage, complete with an up-and-over door.

Out & About...

Located in the sought after Whitehall area of Darwen which is quickly becoming a thriving market town. Surrounded by the scenic West Pennine Moors, ideal for walks and outdoor pursuits. Darwen has a number of brand supermarkets, local shops and heritage listed buildings. There are local amenities including highly regarded primary schools, pubs, cafes, post office, to name a few, all within walking distance. The surrounding towns are close at hand via the A666 including Bolton-8 miles, Blackburn-6 miles and Manchester-20 miles. The M65 motorway and Darwen train station are close by providing ideal commuter access to Manchester one way and the Ribble Valley the other.

£300,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Spacious New Build Semi Detached House
- Living Room/Kitchen-Diner
- Utility Room/Downstairs Wc
- Four Bedrooms
- Two Bathrooms
- Gardens/Driveway/Garage
- Gated Development

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Front Elevations



Entrance Hall



Lounge



Impressive Kitchen-Diner





Feature Photo



Utility Room



Downstairs WC



First Floor Landing



Master Bedroom



Ensuite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Rear Garden





Aerial Shot



Communal Entrance Gates



Agents Notes

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