BEN ROSE



Bog Height Road, Darwen

Offers Over £249,995

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom detached bungalow, situated within a picturesque residential area of Darwen. This attractive home presents an excellent opportunity for couples or families looking for comfortable and versatile accommodation in a peaceful semi-rural setting, with open views to both the front and rear.

Ideally positioned just a short drive from Darwen town centre, the property enjoys close proximity to a wealth of local amenities, including well-regarded schools, supermarkets, restaurants, and leisure facilities. Excellent transport links are also available, with convenient access to local bus routes and the nearby M6 and M61 motorways, making this an ideal location for commuters.

Stepping into the property through the welcoming entrance hall, you will enter the spacious front lounge. The lounge features a charming central log burner and large dual-aspect windows overlooking the front aspect. Continuing through the home, you will discover the bright kitchen, which is set within an open-plan layout with the dining/family room. The kitchen offers ample storage and space for freestanding appliances, along with an integrated oven and hob. The impressive dining/family room provides ample space for a family dining table alongside an additional sitting area, with a charming corner log burner creating a cosy focal point. A patio door provides direct access to the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Completing the accommodation are three well-proportioned bedrooms, with the master bedroom benefiting from a walk-in wardrobe and private en-suite shower room. A three-piece family bathroom with an over-the-bath shower completes the internal layout.

Externally, to the front is a private driveway providing off-road parking, alongside a tiered garden with steps leading up towards the property. To the rear is a generously sized, low-maintenance garden featuring a spacious lower patio, with steps leading up to further versatile garden space. Two convenient storage sheds provide additional outdoor storage, while the elevated position offers picturesque panoramic views across to Darwen and the surrounding countryside. This wonderful outdoor space provides a beautiful setting for relaxing or entertaining while enjoying the peaceful surroundings and far-reaching views.

The home benefits from a brand-new central heating system, as well as solar panels that are fully owned by the property, adding to the property's energy efficiency and modern appeal.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space, and enviable setting this property has to offer.









T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW




electriq























T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW











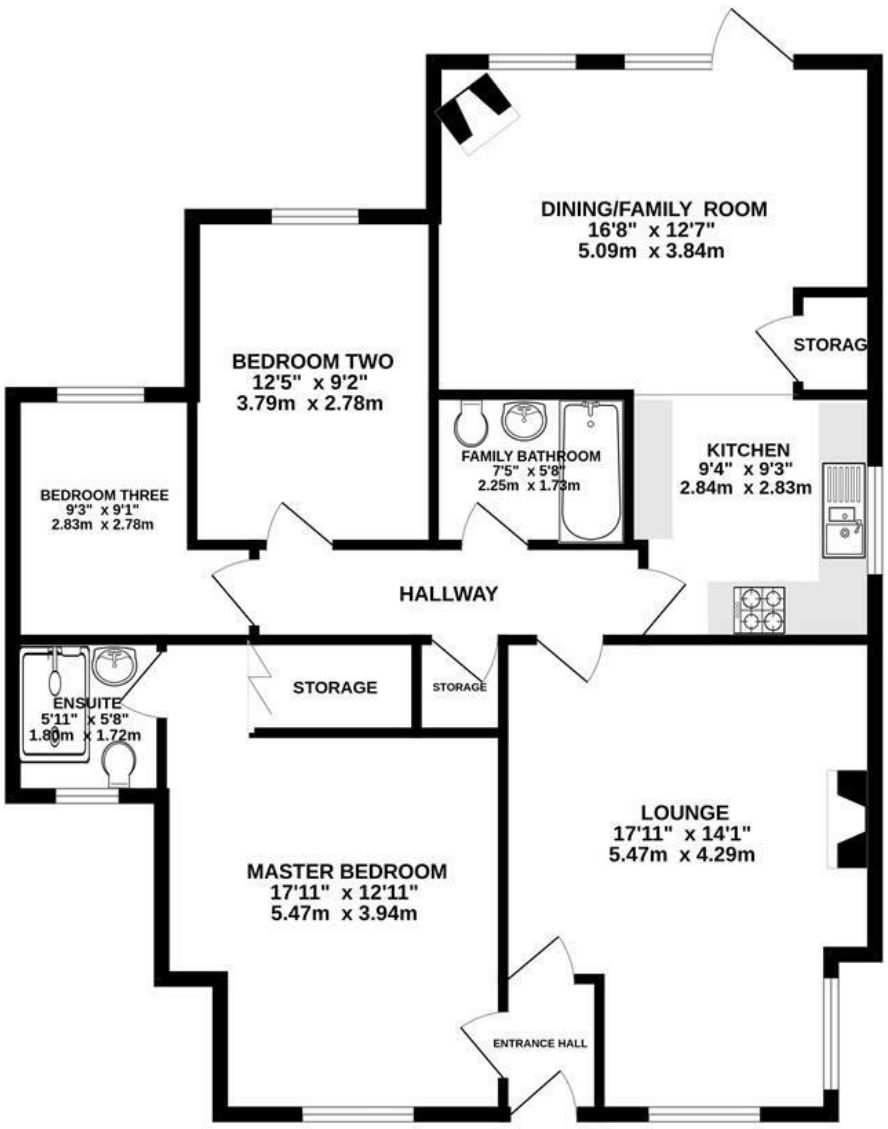




T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

BEN ROSE

GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

