

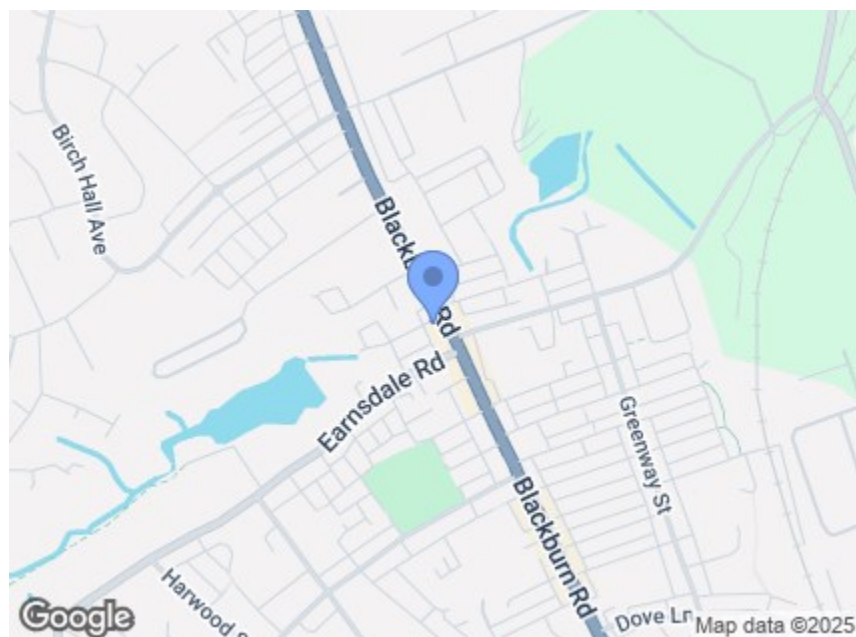


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Directions

Postcode - BB3 1QX What three words -
///tender.faded.tools

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

2 Falcon Avenue

, Darwen, BB3 1QX

Price guide £239,000



- Situated at the junction of Falcon Avenue and Blackburn Road in a desirable area of Darwen.
- Offers a versatile combination of commercial and residential space.
- Impeccably presented three-bedroom residence occupying the upper two floors.
- Comprises a shop area, kitchen, WC, basement treatment room, lounge, separate kitchen, three bedrooms, and bathroom.
- Close to local services, transport links, and the scenic Sunnyhurst Woods.
- Currently operates as a ground-floor hair salon with a basement treatment room.
- The ground-floor shop can continue as a salon or be adapted for another business purpose.
- Includes an enclosed rear patio, enhancing the appeal of both living and business use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Falcon Avenue , Darwen, BB3 1QX

Currently operating as a ground-floor hair salon with an additional treatment room in the basement, this attractive property also boasts a beautifully presented three-bedroom residence across the upper two floors. Properties of this calibre and flexibility are rarely offered to the market.

The stylish commercial space, while ideal for continuing as a salon, offers a wealth of alternative possibilities. Whether you envision a boutique retail store, a professional studio, a wellness clinic, or a creative workspace, the adaptable layout invites a range of business ventures.

Above, the well-maintained and tastefully finished living accommodation provides spacious and comfortable quarters, making this an exceptional opportunity for owner-occupiers, investors, or those seeking live/work potential.

Positioned prominently at the junction of Falcon Avenue and Blackburn Road in one of Darwen's most sought-after locations, the property benefits from excellent visibility, strong footfall, and close proximity to local amenities, transport links, and the picturesque Sunnyhurst Woods.

This is a rare chance to acquire a flexible and stylish mixed-use building that perfectly blends commercial potential with residential comfort. A truly compelling prospect for buyers looking to unlock value in a prime setting.

Ground Floor

Main Shop

16'6" x 12'5" (5.03m x 3.81m)

Currently set out as a salon/hairdressers, large uPVC windows and door to the front and side, tiled flooring, radiator, spotlights



Shop Area 2

16'9" x 13'10" (5.13m x 4.22m)

Currently set out as a salon/hairdressers, large uPVC window to the side, tiled flooring, radiator, spotlights



Shop Area 3

3.28m x 2.51m (0.91m.8.53mm x 0.61m.15.54mm)

Currently set out as a beauty room large uPVC window to the side, tiled flooring, radiator, spotlights



Kitchen

5'5" x 9'9" (1.66m x 2.99m)

Wall and base units, central heating boiler, stainless steel sink and drainer with mixer tap, uPVC rear back door leading to the patio, part tiled walls and fully tiled flooring



WC

9'10" x 3'1" (3.00m x 0.94m)

Low level WC, pedestal wash hand basin, uPVC window to the rear, part tiled walls and fully tiled flooring.

Basement

Basement room with uPVC Window, tiled flooring, spotlights



1st Floor

Lounge

16'10" x 17'2" (5.15m x 5.24m)

Two uPVC windows allowing extra natural sunlight and elevated views, wooden flooring, feature fire and fireplace, ceiling light, fitted bookshelf



Kitchen

9'3" x 10'9" (2.82m x 3.28m)

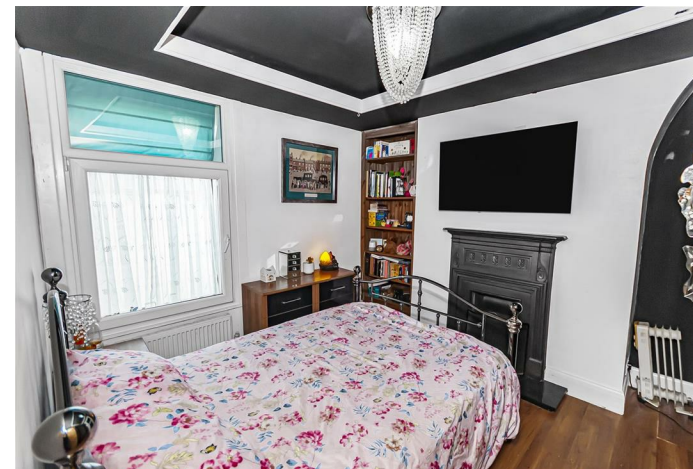
Kitchen comprising of a range of base and wall mounted units, stainless steel sink and drainer unit with mixer taps over, double oven with extractor over and gas hob, uPVC window, tiled flooring, part tiled walls.



Bedroom One

11'1" x 12'3" (3.40m x 3.75m)

Feature fireplace, wooden flooring, uPVC double glazed window, feature ceiling, fitted bookcase



Bathroom

12'4" x 5'1" (3.76m x 1.55m)

Luxury bathroom - well presented bathroom, tiled walls and flooring, P shaped bath with overhead shower, pedestal sink, low level WC, traditional Designer Heated Towel Rail Bathroom Radiator



2nd Floor

Bedroom Two

14'11" x 6'6" (4.55m x 2.00m)

Carpeted flooring, storage in the eaves, uPVC double glazed window



Bedroom Three

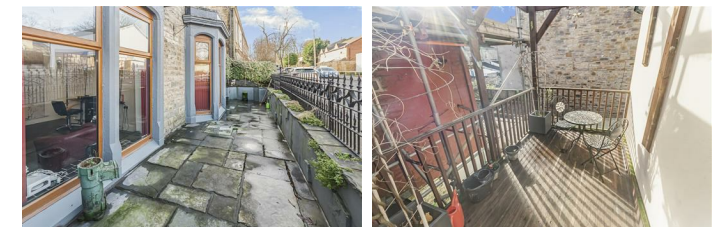
12'10" x 6'10" (3.93m x 2.10m)

Carpeted flooring, storage in the eaves, fitted wardrobes, uPVC double glazed window



Externally

Enclosed side and rear yard, with cast iron railings and patio area



Tenure - Freehold
Council Tax - Blackburn With Darwen, band A