



PROCTORS

ESTATE AGENTS

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4 Moorthorpe Close, Darwen

Offers Over £450,000 Chain Free!

LOCATION

From Darwen town centre leave on A666 Bolton Road, continue for approximately one mile and turn right into Queens Road at Whitehall Park gates, turn right into Park Road and the start of Ross Street Moorthorpe is set back on a private road on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold from 960 years from 1st May 1897, approximately £30 p.a. Any prospective purchaser should seek clarification from their solicitor.



4 Moorhorpe Close, Darwen

A beautifully appointed detached house, one of eight, enjoying an enviable position in this secluded tree-lined cul de sac in the prime residential area of Whitehall. The nearby A666 provides easy access for Bolton and the motorway network.

In our opinion the property offers superb family size living accommodation. Briefly comprises; Entrance hall, integral double garage, cloakroom/WC, lounge with bow window and glazed double doors through to a snug, morning room, impressive open plan dining/living/breakfast kitchen with a wide range of contemporary units and integrated appliances, first floor, principle bedroom with fitted furniture and stylish en suite (was originally a fourth bedroom), two further bedrooms also with fitted furniture and a family bathroom. Benefits from PVC double-glazed windows, gas central heating (boiler new 2023), the main house had a new roof (2023) and security alarm system. Externally there is an easy to maintain garden to the front along with a double driveway and to the rear there is a beautiful privately enclosed well stocked garden with lawn, paved patios, paved pathways and side gates.

Valuer comments

Over the years this property has been occupied by two generation of the same family, their thought and dedication shows throughout the property with meticulous attention to detail. I feel that the property's focal point is the open-plan living, dining and kitchen area, complemented by direct access to the beautiful enclosed rear garden. It is within walking distance to Whitehall Park and the catchment area of the sought after Ashleigh primary school. Viewing is strongly recommended!

ACCOMMODATION

ENTRANCE HALL

Composite front door, radiator, staircase to first floor, built in storage cupboard with coat rail, integral access through to;

GARAGE

18' 9" x 16' 4" (5.72m x 4.98m) Electric remotely operated up and over door, power, light, wall mounted gas fired central heating boiler unit (new 2023)

CLOAK ROOM/WC

Wash-hand basin, low level WC, extractor fan

LOUNGE

18' 3" x 16' 8" (5.56m x 5.08m) PVC double-glazed bow window, PVC double-glazed window, laminate flooring, radiator, glazed double interior doors through to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£30
Band F
Blackburn with Darwen Borough Council
C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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SNUG/OFFICE

10' 3" x 9' (3.12m x 2.74m) Laminate flooring, radiator, PVC double-glazed double doors to the rear garden

MORNING ROOM

13' 5" x 9' (4.09m x 2.74m) PVC double-glazed window, radiator, built in shelving

FITTED KITCHEN/DINING/LIVING

15' 5" x 12' 4" (4.7m x 3.76m) Fitted contemporary units including feature floor to ceilings cabinets, large breakfast bar, stone quartz worktops, inset stainless steel sink unit with mixer tap, stainless steel five ring gas hob, stainless steel and glass extractor hood, two built in 'Bosch' ovens, built in microwave, integrated dishwasher, plumbed for automatic washing machine, 'Karndean' flooring, three PVC double-glazed windows, PVC double-glazed double exterior doors to the rear garden

FIRST FLOOR

Landing, PVC double-glazed window

BEDROOM 1

15' x 12' 5" (4.57m x 3.78m) PVC double-glazed window, radiator, fitted floor to ceiling wardrobes

EN SUITE SHOWER ROOM

Large glazed and tiled shower enclosure, wash hand basin with storage below, low level WC, radiator, built in cupboards, fully tiled walls, spotlighting, PVC double-glazed window

BEDROOM 2

12' 7" x 12' 6" (3.84m x 3.81m) PVC double-glazed window, radiator, fitted furniture, loft access via drop-down ladder (partially boarded and a light)

BEDROOM 3

11' 4" x 9' 1" (3.45m x 2.77m) PVC double-glazed window, fitted floor to ceiling wardrobes

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, built in airing cupboard with shelving, spotlighting, PVC double-glazed window

OUTSIDE

Easy to maintain garden to the front along with driveway providing off road parking for two cars. To the rear there is a privately enclosed, well stocked garden, paved pathways, paved patios and water tap



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PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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