



PROCTORS

ESTATE AGENTS

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253 Bolton Road, Darwen

£350,000

A prominently situated detached property, recently used as a public house (still with licence) and enjoying a convenient location, approximately 1/2 a mile from Darwen town centre on the main A666. It enjoys open aspects to the rear over Ashton Park.

The accommodation is arranged over 3 floors. The ground floor has an open plan layout including a fully operational bar and lounge/ sitting area, there is also a commercial kitchen and w.c facilities. The lower floor has four basement rooms and all have external access. On the first floor there is a self contained apartment with four rooms, a fully fitted kitchen and three piece bathroom. Benefits from PVC double-glazed windows, two gas CH heating systems along new roof. Externally there is a beer garden with views over the park. There is a car park to the side. The property offers good potential for a variety of uses other than a public house, although it is fully equipped and licenced to continue as its previous use.



253 Bolton Road, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, just after the India Mill and St Josephs Church, the property is set back on its own on a cobbled path on the left hand side.

GROUND FLOOR

OPEN PLAN BAR AREA

43' x 29' (13.11m x 8.84m) Fully equipped bar, 6 PVC double glazed windows, wood flooring, wall lighting, radiators, speakers, CCTV

W.C'S

Access to rear garden and verandah

KITCHEN

14' x 10' (4.27m x 3.05m) Stainless steel wall cladding, work surfaces, stainless steel single drain sink unit, tiled floor, PVC double glazed window, re-roofed

BASEMENT/CELLAR 1 - OVERALL

21' 8" x 15' (6.6m x 4.57m)

BASEMENT/CELLAR 2

14' 7" x 13' 1" (4.44m x 3.99m)

BASEMENT/CELLAR 3

13' 8" x 11' 11" (4.17m x 3.63m)

BASEMENT/CELLAR 4

15' 5" x 13' 11" (4.7m x 4.24m) External access

FIRST FLOOR

Landing, PVC double glazed window, loft access, radiator

ROOM 1

15' 2" x 9' 6" (4.62m x 2.9m) Radiator, double glazed window

ROOM 2

14' 5" x 11' 1" (4.39m x 3.38m) 2 x PVC double glazed windows, radiator

ROOM 3

12' 1" x 9' 7" (3.68m x 2.92m) PVC double glazed window, radiator

ROOM 4

15' 5" x 11' 10" (4.7m x 3.61m) PVC double glazed window, radiator, wood burning stove.

FULLY FITTED KITCHEN

14' x 8' (4.27m x 2.44m) Wall and floor units including drawers, built in



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
Blackburn with Darwen Borough Council
TBC

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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double oven, hob, extractor fan, gas fired central heating boiler, fridge freezer, good outlooks.

THREE PIECE BATHROOM

Panelled bath with shower attachment, wash basin, w.c, radiator, PVC double glazed window

OUTSIDE

Car park, beer garden

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.



Proctors Darwen

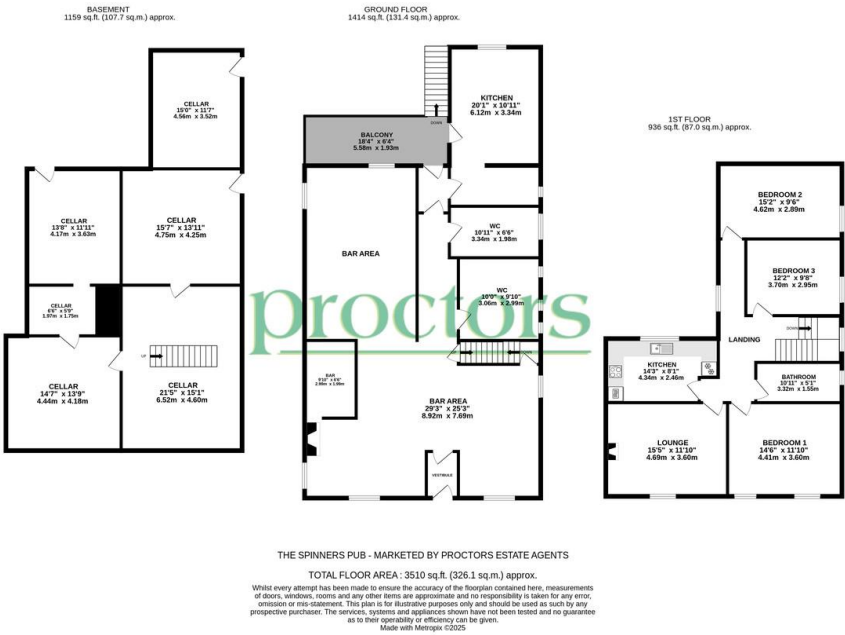
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