



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel.

01254 705521

Email.

darwen@proctorsestateagents.co.uk

Web.

proctorsestateagents.co.uk



3 Granville Road, Bold Venture, Darwen

£475,000 Chain Free!

LOCATION

From Darwen town centre leave on Borough Road, continue to the park gates and take the sharp right turn into Manor Road. Follow the road around the park side, turn right onto tree-lined Granville Road and the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.



3 Granville Road, Darwen

This fabulous, individually designed, detached property enjoys an enviable location adjacent to Bold Venture Park and with immediate access to the Darwen Moors and also minutes from Darwen town centre. It is essential to view this unique house to fully appreciate the impressive accommodation which provides versatile and flexible contemporary living. The open plan ground floor enjoys spacious lounge and dining areas open to a superb bespoke kitchen. There are three double bedrooms that all have fitted furniture and en suite facilities along with a ground floor study which could be a fourth bedroom. There is also a family bathroom with a feature corner bath. In addition there is a separate utility room with internal access to the integral garage with a mezzanine storage area. The property is appointed to the highest standards with high quality fixtures and fittings and the tone is set when entering the hallway with its minstrel gallery above with glass balustrades. It enjoys gas central heating, quality double-glazed windows and a wood burning stove. Externally there is a large private rear garden bordering fields, a paved patio outside lighting. There is a double width driveway and garden areas to the front. In our opinion this is an excellent property with the 'Wow factor'.

ENTRANCE VESTIBULE

PVC front door and window, radiator, wood flooring, cloaks cupboard

IMPRESSIVE ENTRANCE HALL

9' 9" x 9' 6" (2.97m x 2.9m) Wood flooring, open staircase with glass balustrade

SUPERB OPEN PLAN LOUNGE DINING AREA & KITCHEN

LOUNGE

19' 4" x 15' 11" (5.89m x 4.85m) Inset living flame gas fire, full length patio doors, feature skylight, wood flooring, spotlighting, open through to;

DINING AREA

13' 11" x 11' 8" (4.24m x 3.56m) PVC double-glazed window, radiator, open through to;

FULLY FITTED BREAKFAST KITCHEN

16' 6" x 11' 9" (5.03m x 3.58m) Custom made wall and floor units including drawers, built in double oven, hob, extractor, island and peninsular units, sink unit, tiled floor, wood burning stove, PVC French doors and Velux double-glazed window

UTILITY ROOM

Fitted wall and floor units, plumbed for automatic washing machine, space for tumble dryer, radiator, wall mounted gas fired central heating 'Worcester' boiler unit, PVC double-glazed windows and French door, access through to garage



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band D
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.

3 Granville Road, Darwen

STUDY/BEDROOM 4

9' 8" x 9' 6" (2.95m x 2.9m) PVC double-glazed window, radiator

BEDROOM 3

12' 1" x 9' 7" (3.68m x 2.92m) Measurements plus fitted wardrobes, PVC double-glazed window, radiator

EN SUITE SHOWER ROOM

Walk in shower, wash hand basin, low level WC, fully tiled walls, chrome radiator, PVC double-glazed window

FAMILY BATHROOM

Feature corner panelled bath, wash hand basin, low level WC, radiator, part tiled walls, spotlighting

FIRST FLOOR

Minstrel gallery landing, glass balustrade, storage cupboard, Velux double-glazed window, linen cupboard

BEDROOM 2

14' 7" x 12' 1" (4.44m x 3.68m) Measurements plus fitted wall to wall wardrobes, matching dressing table unit, two Velux double-glazed windows,

EN SUITE BATHROOM

Spa bath with shower over, wash hand basin, low level WC, Velux double-glazed window, chrome radiator, tiled walls and floor

BEDROOM 1

15' 1" x 14' 7" (4.6m x 4.44m) Walk in wardrobe, fitted drawers and dressing table unit, two Velux double-glazed windows, PVC double-glazed window, radiator

EN SUITE SHOWER ROOM

Walk in shower, wash hand basin, low level WC, fully tiled walls, Velux double-glazed window, chrome radiator

INTERGRAL GARAGE

16' 4" x 13' (4.98m x 3.96m) Electrically operated up and over door, wall cupboards, mezzanine storage area

OUTSIDE

Large private rear garden mainly laid to lawn, paved patio and pathways, hot tub, outside lighting and water tap. To the front there is a double width driveway and garden area



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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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