



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Faircrest, 10 Granville Road, Darwen

Offers over £300,000

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, the property is on the right-hand side.

TENURE

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



Faircrest, 10 Granville Road, Darwen

This charming 1930s semi-detached house has been meticulously restored by the current owners, blending timeless original features with the comforts of contemporary living. Nestled in the highly sought-after and enviable area of Bold Venture Park, the property is situated on a picturesque hillside, offering scenic views overlooking adjacent bungalows and the expansive moorlands beyond.

The accommodation spans two floors and includes: an inviting entrance vestibule, a two-piece cloakroom/WC, and a spacious hallway with parquet flooring and dual aspect windows that flood the space with natural light. The elegant sitting room features a large bay window (also overlooking the open countryside, simultaneously boasting sights of a gorgeous sunset, and deer on the moors) and a stunning cast iron fireplace (with restored parquet flooring underneath the current carpet). The open-plan living and dining area is both impressive and practical, leading to a recently fitted kitchen with a central island, parquet flooring, and access to a useful utility room with patio doors opening to the rear garden. Upstairs, the spacious landing is illuminated by a large picture window showcasing desirable views toward Darwen Tower. The first floor also offers a stylish new family bathroom with a rainfall shower and underfloor heating, complete with a bespoke vanity unit with marble top, square porcelain basin and mixer tap. Additionally, there are three well-proportioned bedrooms: one with a bay window and two with fitted furniture.

The property benefits from a full electrical rewire in 2018, gas central heating (with a new boiler installed in 2018), and PVC double-glazed windows throughout.

Externally, the easy-to-maintain gardens. Front and rear feature artificial grass, while a driveway to the side provides off-street parking, complete with an electric car charging point.

The town center and all its amenities are within easy reach, while access to the moors and scenic walks are just a stone's throw away from the house, leading directly to Darwen Tower. Early viewing is highly recommended to fully appreciate the stunning accommodation and exceptional features this beautiful home has to offer.

ACCOMMODATION

VESTIBULE

Upon entering, you are greeted by a composite front door leading to a welcoming vestibule with Karndean flooring and radiator, providing both warmth and style.

TWO PIECE CLOAK ROOM

This conveniently located cloakroom features a PVC double-glazed window, a wash hand basin, and a low-level WC, all set on attractive Karndean flooring.

HALLWAY

The hallway boasts the restored, original, parquet flooring and a charming balustrade staircase leading to the first floor. Additional features include an under-stairs storage cupboard, a PVC double-glazed window, and a radiator, ensuring a practical yet inviting space.



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band C
Blackburn with Darwen Borough Council
D

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.

Faircrest, 10 Granville Road, Darwen

SITTING ROOM

14' 4" x 10' 8" (4.37m x 3.25m) This bright and spacious sitting room is bathed in natural light from the large PVC double-glazed bay window. It features a classic cast iron fireplace and original coving that adds character. Beneath the current carpet, the restored parquet flooring offers a glimpse of the room's original charm.

OPEN PLAN LIVING/DINING/KITCHEN

LIVING & DINING ROOM

17' x 10' 9" (5.18m x 3.28m) A spacious and inviting area, with measurements including a charming PVC double-glazed window nook. This room features a contemporary media wall and built-in seating with concealed storage, ideal for both relaxation and entertainment. Parquet flooring enhances the room's warm, welcoming ambiance. The space seamlessly opens into the kitchen, creating an excellent flow for modern living.

FULLY FITTED KITCHEN

10' 8" x 10' (3.25m x 3.05m) Designed with both style and functionality in mind, the kitchen boasts a full suite of fitted wall and floor units, complete with practical drawers and Minerva worktops. The inset black one-and-a-half bowl sink with extendable mixer tap adds a sleek, contemporary touch.

A gas point is available for a range cooker, while tiled splashbacks and spotlighting enhance the space's bright, clean lines. A PVC double-glazed window lets in plenty of natural light.

UTILITY

9' 6" x 3' 5" (2.9m x 1.04m) This practical utility space features a PVC double-glazed patio door that leads directly to the rear garden. It is plumbed for an automatic washing machine and offers ample power points and space for an American-style fridge-freezer. Karndean floor adds a touch of warmth.

FIRST FLOOR

The landing offers a picturesque PVC double-glazed picture window with stunning views of the moorlands and the iconic tower. The loft access, via a convenient drop-down ladder, is fully boarded with a light for extra storage.

NEW FAMILY BATHROOM

A well-appointed family bathroom features a panelled bath with an overhead rainfall shower and a sleek screen. The handmade vanity unit, with storage underneath, provides both practicality and style. The marble topping, along with the porcelain basin and mixer tap, add a touch of elegance to the room. The low-level WC is complemented by underfloor heating and part-tiled walls. Two PVC double-glazed windows bring in natural light.

There is also a bespoke, feature, radiator.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

Faircrest, 10 Granville Road, Darwen

BEDROOM ONE

14' 5" x 8' 8" (4.39m x 2.64m) This spacious bedroom boasts views of the moorlands and the tower through a charming PVC double-glazed bay window. Fitted wall-to-wall wardrobes provide ample storage, and the feature treated floorboards enhance the room's elegant feel.

BEDROOM TWO

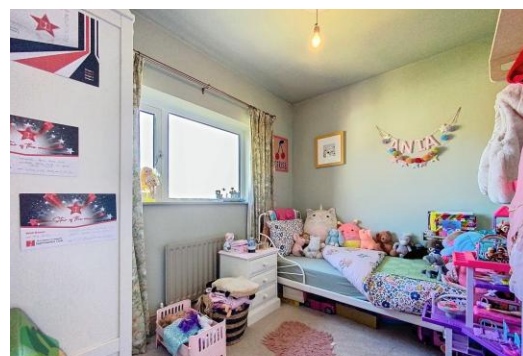
12' 9" x 9' (3.89m x 2.74m) A well-proportioned room with wall-to-wall fitted wardrobes, cupboards, and shelving for efficient storage. A PVC double-glazed window allows natural light to flood the room, and the radiator ensures year-round comfort.

BEDROOM THREE

9' 5" x 7' 6" (2.87m x 2.29m) With a pleasant outlook through its PVC double-glazed window, this cozy bedroom is perfect for use as a guest room, home office, or nursery. A radiator ensures the space remains comfortable throughout the year.

OUTSIDE

The front garden features low-maintenance artificial grass, neat shrubs, and a spacious driveway, complete with an electric car charging point. At the rear, you'll find an enclosed garden offering a perfect blend of relaxation and greenery, with a stylish decked patio, a paved seating area, and, continuing the theme, artificial grass. Mature plants and shrubs add a touch of natural beauty, making it a serene outdoor retreat.



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

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

