



# PROCTORS

ESTATE AGENTS

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**Moorthorpe Grange, Park Road, Whitehall, Darwen**

**£750,000**

## LOCATION

From Darwen town centre, leave on Bolton Road and continue for approximately one mile, turn right into Queens Road, right onto Whitehall Terrace and continue ahead, on the left hand side turn into Moorthorpe, this is marked by two Stone gate posts, continue ahead and Moorthorpe Grange is on the right.

## TENURE

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





## Park Road, Darwen

This stunning modern detached house enjoys a secluded location with private woodland to the rear in this much sought after residential area of Whitehall. This property is of contemporary design, it was constructed in 2022 with energy efficiency in mind and has the benefit of an air source heat pump heating system along with solar panels to further reduce energy bills. The impressive accommodation has an open plan ground floor arrangement to include lounge, dining and kitchen with separate study, large utility room and cloakroom. There are four bedrooms (one with en suite) and four-piece family bathroom on the first floor. It has PVC double-glazed and Velux windows and the under-floor heating leaves all the walls free of radiators. Externally there is a private woodland garden to the rear, a large forecourt with parking for several vehicles. There is an attached double garage with front and rear up and over doors. In addition, there is a separate garage with roller shutter door and an adjoining garden store. The property is approached by a private road off Park Road and is close to Ashleigh and St Barnabas Primary schools and Whitehall Park. It is on the south side of town with easy access to surrounding towns and the motorway network. Internal inspection is essential to fully appreciate.

### ACCOMMODATION

#### ENTRANCE HALL

'Karndean' flooring (throughout the ground floor), under stairs storage cupboard

#### TWO PIECE CLOAKROOM

PVC double-glazed window, low level WC, wash hand basin, tiled floor

#### OPEN PLAN LIVING SPACE

Spotlighting, wood burning stove

#### FITTED BREAKFAST KITCHEN

33' 8" x 25' 9" (10.26m x 7.85m) Fully range of wall and floor units including drawers, 'Neff' oven, dishwasher, Corian worktops, central island with hob and extractor, sink unit with mixer tap, PVC double-glazed window

#### DINING AREA

Two PVC double-glazed patio doors, PVC double-glazed window

#### STUDY

9' x 6' 2" (2.74m x 1.88m) Two PVC double-glazed windows

#### UTILITY ROOM

18' 3" x 8' 8" (5.56m x 2.64m) Fitted wall and floor units with Corian worktops, sink with mixer tap, plumbed for automatic wash, space for tumble dryer, door through to;



Virtual staged living area



Living area



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

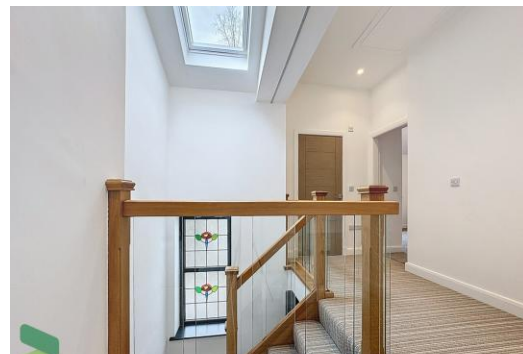
Freehold  
  
Band F  
Blackburn with Darwen Borough Council  
TBC

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.

## Moorthorpe Grange, Park Road, Whitehall, Darwen

### FIRST FLOOR

Landing, glass balustrade, feature PVC double-glazed stained glass leaded window, loft hatch



### BEDROOM 1

13' 8" x 13' 2" (4.17m x 4.01m) PVC double-glazed sliding doors with glass 'Juliet' balcony, two Velux windows



### EN SUITE SHOWER ROOM

Large walk in shower, wash hand basin, low level WC, radiator towel rail, PVC double-glazed window, tiled floor

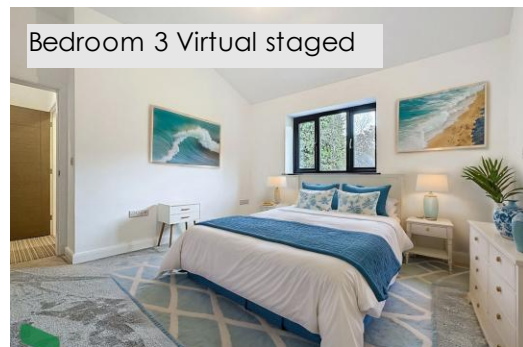


### BEDROOM 2

13' 1" x 10' 10" (3.99m x 3.3m) Two PVC double-glazed windows



Bedroom 3 Virtual staged



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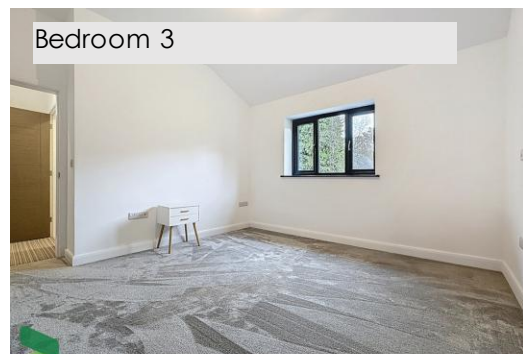
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## Moorthorpe Grange, Park Road, Whitehall, Darwen

### BEDROOM 3

12' 1" x 11' 9" (3.68m x 3.58m) PVC double-glazed window



### BEDROOM 4

10' 10" x 8' 11" (3.3m x 2.72m) Two PVC double-glazed windows



### FAMILY BATHROOM

Panelled bath, walk in shower, wash hand basin, low level WC, chrome heated towel rail, tiled floor, PVC double-glazed window

### INTEGRAL DOUBLE GARAGE

21' 9" x 18' 6" (6.63m x 5.64m) Dual access remote controlled electrically operated up and over doors



### OUTSIDE

Woodland garden to the rear, large courtyard with parking for multiple vehicles. All the trees in the whole wooded area of Moorthorpe have TPO. Any that may wish to trim the trees would get a report from an arborists, this then would be sent to Blackburn with Darwen council and they are usually allowed to lop 20% off the tree and typically costs around £100.

### DETACHED GARAGE

22' x 15' 9" (6.71m x 4.8m) Roller shutter door. Adjoining storage 14 x 6



### 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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