



# PROCTORS

ESTATE AGENTS

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## Maple Lea, Ross Street, Whitehall, Darwen

**Offers Over £425,000**

A rare opportunity to acquire a unique property in this much sought after residential area, close to Whitehall Park and Ashleigh Primary School. This detached dormer bungalow has undergone recent refurbishment which includes a new roof (including dormer), new boundary fencing to all sides, resurfacing to the external areas and opening up of rear garden and restoring original stone walling. It has a professional security system with voice intercom interaction and face recognition that can be access remotely from anywhere in the world. Internally the property has a through lounge, kitchen, three bedrooms (one on the ground floor), a three-piece bathroom and a separate WC. There is good potential for internal refurbishment. Externally there are two attached double garages to accommodate three cars, parking for several cars. Vehicles through an electrically operated security gate. Viewing essential to fully appreciate.





## Ross Street, Darwen

### 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 Ross street, continue past Ashleigh Primary School and the property is situated on the left hand side beyond the electric gates.

### TENURE

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

### ACCOMMODATION

#### ENTRANCE HALL

Radiator, open staircase with spindled balustrade, storage cupboards

#### LOUNGE WITH DINING AREA

18' x 11' 9" (5.49m x 3.58m) PVC double-glazed bow window, PVC french doors to rear, marble fireplace

#### FITTED KITCHEN

14' 11" x 7' 6" (4.55m x 2.29m) Fitted wall and floor units including, stainless steel single drainer sink unit, gas hob, built in oven, PVC double-glazed window, radiator

#### BEDROOM

13' x 12' 9" (3.96m x 3.89m) PVC double-glazed window, built in wardrobes, radiator

#### THREE PIECE BATHROOM

Panelled bath with shower attachment, wash hand basin, low level WC, radiator, two PVC double-glazed windows, part tiled elevations

#### FIRST FLOOR

Landing, large airing cupboard

#### WC

PVC double-glazed window, low level WC

#### BEDROOM

13' 1" x 12' 5" (3.99m x 3.78m) PVC double-glazed window, radiator, wash hand basin

#### BEDROOM

13' 6" x 11' 11" (4.11m x 3.63m) PVC double-glazed window, radiator, vanity basin

#### OUTSIDE



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band E  
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.

## Ross Street, Darwen

Enclosed gardens and driveway access via electrically operated gates, intercom with voice and face recognition

### DOUBLE ATTACHED GARAGES

#### GARAGE 1

17' 3" x 16' 3" (5.26m x 4.95m) Up and over door, gas fired central heating boiler unit

#### GARAGE 2

24' x 11' 10" (7.32m x 3.61m) Up and over door (accommodates three cars)



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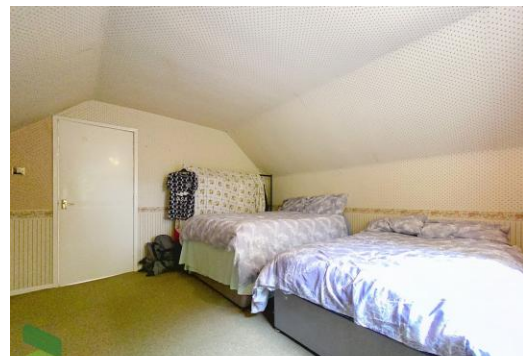
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**PLEASE NOTE**

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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