



# PROCTORS

ESTATE AGENTS

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## 3 Derby Close, Off Knowlesly Road, Whitehall, Darwen

Offers in the region on £260,000

A rare opportunity to purchase a mature semi-detached house in this quiet residential cul de sac in the sought after Whitehall area. In our opinion the current owners have improved the property and it offers accommodation with a modern theme throughout, however, some small cosmetic finishes are required and this offers purchasers a chance to add their own touch without a lot of effort. The excellent living accommodation briefly comprises; entrance porch, hallway, two pc cloak room/WC, spacious lounge with feature fireplace, impressive open plan fully fitted kitchen with modern units and dining room, first floor, three bedrooms (two are doubles). Benefits from gas central heating, PVC double-glazed windows, neutral décor, and oak interior doors. Externally there are easy to maintain gardens to the front and rear with a driveway leading to a very practical integral garage with remote controlled shutter door. VIEWING IS A MUST.





### 3 Derby Close, Darwen

#### LOCATION

From Darwen leave on A666 Bolton road, turn left into Knowlesly Road (just after the entrance gates to Whitehall Park), first right into Stanley Drive then first left into Derby Close and the property is on the left.

#### TENURE

We are advised by the vendor that the property is Leasehold assumed 999 year lease approximately £2 pa. (absentee landlord). Any prospective purchaser should seek clarification from their solicitor.

#### ACCOMMODATION

##### PORCH

PVC front door with double-glazed unit, PVC door through to;

##### HALLWAY

Staircase to first floor

##### CLOAKROOM/WC

Wash hand basin, low level WC

##### LIVING ROOM

15' 9" x 11' 8" (4.8m x 3.56m) PVC double-glazed window, feature fireplace, electric fire, wall lights

##### FITTED KITCHEN OPEN TO DINING ROOM

11' 8" x 11' 5" (3.56m x 3.48m) Fitted wall and floor units including drawers, single drainer sink unit, gas point for cooker, glass and black extractor hood, plumbed for automatic washing machine, space for fridge, bottle bar, tiled splash-backs, PVC double-glazed window, PVC exterior door, open plan through to;

##### DINING ROOM

14' 5" x 8' 9" (4.39m x 2.67m) PVC double-glazed double doors to rear garden, laminate flooring, radiator, integral access to garage

##### INTEGRAL GARAGE

19' 9" x 8' 9" (6.02m x 2.67m) Electrically operated roller shutter door, power, light, water tap, wall mounted gas fired central heating boiler unit



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£2.00 p.a.  
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 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 Derby Close, Darwen

### FIRST FLOOR

Landing, loft access (part boarded)

### BEDROOM 1

11' 8" x 11' 7" (3.56m x 3.53m) PVC double-glazed window, radiator

### BEDROOM 2

11' 7" x 9' 9" (3.53m x 2.97m) PVC double-glazed window, radiator, large built in storage with clothes hanging rail

### BEDROOM 3

7' 4" x 8' 9" (2.24m x 2.67m) 8'8 maximum 5'8 minimum. PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, radiator, fully tiled walls, acrylic paneled ceiling, PVC double-glazed window

### SEPARATE WC

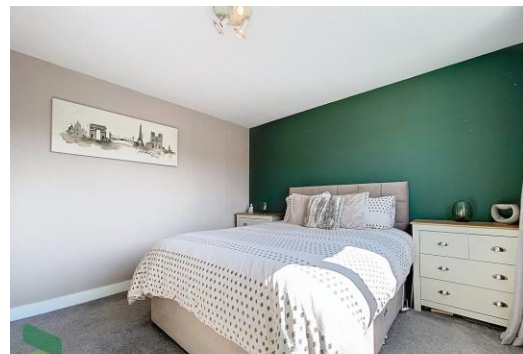
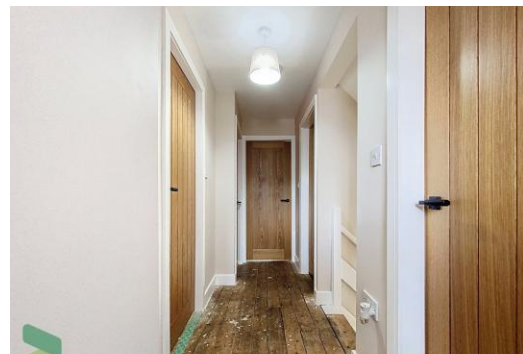
Low level WC, heated towel rail, fully tiled walls, acrylic paneled ceiling, PVC double-glazed window

### OUTSIDE

Easy maintenance garden to the front with driveway to INTEGRAL GARAGE. To the rear there is a decked patio and lawn area (including power point)

### 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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