



PROCTORS

ESTATE AGENTS

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2 Woodside Bank, Off Willow Bank Lane, Darwen

£395,000

LOCATION

From Duckworth Street in Darwen town centre turn onto Vale Street past Lidl store at the bottom. At the top of Vale Street turn left onto Tockholes Road and then take the next right onto Willow Street, then next right again onto Willow Bank Lane. 2 Woodside Bank is at the turn around set back privately on the left hand side before the farm track.

TENURE

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



2 Woodside Bank, Off Willow Bank Lane, Darwen

This charming semi-detached Victorian house is set against the stunning backdrop of Darwen moorlands, this beautifully preserved home dates back to 1864, offers a rare blend of period elegance and modern comforts. The property enjoys generous size gardens and a peaceful yet accessible location. The living room has original ornate coving, marble fireplace and large bay window, spacious fitted dining kitchen with granite worktops and under floor heating, a light filled sunroom, rear porch/utility/boot room for practical day to day use and a cloakroom/WC. The first floor has two generously proportioned double bedrooms and an impressive family bathroom featuring a free standing cast iron bath. The recently fitted dormer provides a beautiful main bedroom and en suite shower room (full building regulations/planning). Benefits from PVC double-glazed windows where stated (the large majority have fantastic outlooks), gas central heating, mains water since 2024 and new consumer unit. Outside the house is accessed via a series of stone steps, the property enjoys an elevated position with a front garden and a generously sized side garden, recently acquired by the owner. The expansive side and rear gardens border open moorland, attracting an abundance of local wildlife, including deer and a variety of birds. Viewing is highly recommended!

ACCOMMODATION

LIVING ROOM

20' 9" x 14' 3" (6.32m x 4.34m) Measurements into PVC double-glazed bay window (impressive views), original ornate coving and ceiling rose, original feature marble fireplace, tiled hearth, multi fuel burning stove

INNER HALLWAY

Hardwood flooring, spindled balustrade staircase to first floor,

FITTED DINING KITCHEN

14' 8" x 13' 5" (4.47m x 4.09m) Fitted wall and floor units including drawers, glazed display unit, granite worktops, single drainer sink unit, gas point for cooking, stone mantel and stone hearth, tiled floor (under floor heating), PVC double-glazed window

SUN ROOM

10' 7" x 9' 3" (3.23m x 2.82m) PVC double-glazed windows, tiled floor, radiator, half glazed door through to;

REAR PORCH/UTILITY/BOOT ROOM

PVC double-glazed window, cupboard with power and plumbing for automatic washing machine, exterior door

CLOAKROOM

Pedestal wash hand basin, low level WC, feature stone elevation, double-glazed window



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 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.

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FIRST FLOOR

Landing

BEDROOM 2

14' 6" x 12' 1" (4.42m x 3.68m) PVC double-glazed window, radiator

BEDROOM 3

14' 9" x 13' 8" (4.5m x 4.17m) Measurements into recess. PVC double-glazed windows, fireplace, built in airing cupboard

FAMILY BATHROOM

Free standing cast iron bath with shower attachment, pedestal wash hand basin, low level WC, two heated towel rails, tiled splash backs, PVC double-glazed window

STAIRCASE TO BEDROOM 1

16' x 13' 10" (4.88m x 4.22m) PVC double-glazed window, radiator

EN SUITE SHOWER ROOM

Large glazed and tiled walk in shower, low level WC, pedestal wash hand basin, radiator, vaulted ceiling with double-glazed roof window, wood effect flooring

OUTSIDE

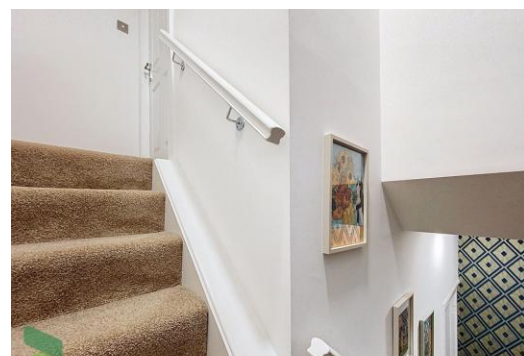
Very generous sized and well established gardens to the front (off road parking for 4 cars), side and rear. The latter borders Darwen moors, various seating areas and a purpose built summer house. Outdoor lighting

SUMMER HOUSE

9' 11" x 7' 10" (3.02m x 2.39m) Seven single-glazed units, one single-glazed window, feature stone window sills, tiled floor

ACCESS FROM GARDEN TO BASEMENT ROOM

14' 6" x 14' 2" (4.42m x 4.32m) PVC double-glazed window, wall mounted gas fired central heating boiler unit (4 years old), utility meters and new consumer unit



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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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