



PROCTORS
ESTATE AGENTS

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



28 Knowlesy Road, Whitehall, Darwen

Offers Over £220,000 Chain Free!

Situated in the highly desirable Whitehall area, on the Bolton side of town, this beautifully maintained detached house offers both comfort and convenience. Within walking distance of the stunning Whitehall Park, and with local bus routes, amenities, and the A666 close by, it's also perfectly positioned for families looking for great primary schools. Inside the property boasts two reception rooms, a separate fitted kitchen, first floor, three bedrooms and a three-piece shower room. Outside offers a two car driveway, carport and a brick built garage. The well stocked gardens provide a charming outdoor space. While the interior is immaculate throughout and clearly well cared for, some areas offer the opportunity for updating to suit a buyer's personal style. Viewing is highly recommended.



28 Knowlesly Road, Whitehall, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile, turn left into Knowlesly Road and the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Freehold. Gov.uk says it is Freehold and Leasehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, double-glazed units, storage cupboard, interior door through to;

LIVING ROOM

17' 9" x 10' 2" (5.41m x 3.1m) PVC double-glazed window, granite fireplace, gas fire, wall lights, radiator, door through to;

DINING ROOM

11' 8" x 7' 2" (3.56m x 2.18m) PVC double-glazed window, radiator, staircase to first floor

SEPARARATE FITTED KITCHEN

10' 3" x 8' 5" (3.12m x 2.57m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas cooker, extractor hood, plumbed for automatic washing machine, tiled splash-backs, space and power point for fridge-freezer, PVC double-glazed window, exterior door

FIRST FLOOR

Landing, PVC double-glazed window, built in cupboard with gas fired central heating boiler unit (service history)

BEDROOM 1

10' 7" x 10' (3.23m x 3.05m) PVC double-glazed window, radiator, built in wardrobes (two doors)

BEDROOM 2

10' x 8' 6" (3.05m x 2.59m) PVC double-glazed window, radiator, built in wardrobe (two doors)

BEDROOM 3

7' 11" x 6' 8" (2.41m x 2.03m) PVC double-glazed window, radiator



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.

28 Knowlesly Road, Whitehall, Darwen

SHOWER ROOM

Corner shower enclosure, vanity wash hand unit with storage, light and mirror, low level WC, fully tiled walls, acrylic panel ceiling with spotlights

OUTSIDE

Well established gardens to the front, side and rear, the latter is enclosed with timber fencing and mature hedging (beyond the rear garden there is an area that would be a gardeners project, could be ideal as a veg plot)

GARAGE. UP AND OVER DOOR. SIDE DOOR

Two car driveway, and carport



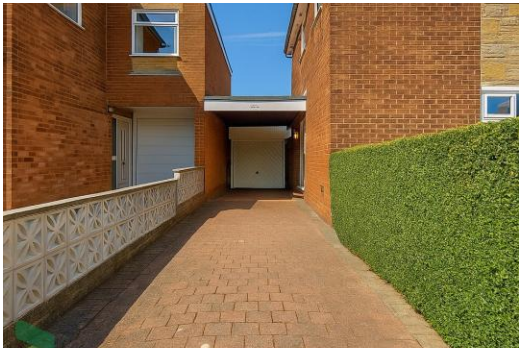
Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk



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.

