



HUNTERS[®]
HERE TO GET *you* THERE

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'THE GABLES' ST ALBANS ROAD

Offers Over £550,000



A rare opportunity to acquire **The Gables**, a substantial six-bedroom detached residence offering close to 5,000 sq ft of versatile living space, set within generous gardens and situated in a highly convenient location on St Albans Road, Darwen.

The accommodation is impressively laid out and briefly comprises: welcoming vestibule and reception hall, office with adjoining store room, elegant lounge, and a stunning open-plan dining kitchen. Additional ground floor features include a utility room, WC, conservatory, gym and sauna, together with four further rooms which benefit from their own external access – presenting excellent potential for a self-contained annex or multi-generational living. To the first floor there are six well-proportioned bedrooms, four of which enjoy en-suite shower rooms, along with a stylish family bathroom. One of the bedrooms is currently utilised as a home cinema, highlighting the home's flexibility and lifestyle appeal. Externally, the property is set within extensive, well-maintained gardens with multiple parking areas, providing both privacy and practicality.

The property is positioned close to local amenities, transport links and excellent schooling.

OUR THOUGHTS - *'The Gables is a truly unique home offering outstanding value for money at approximately £130 per sq ft'*

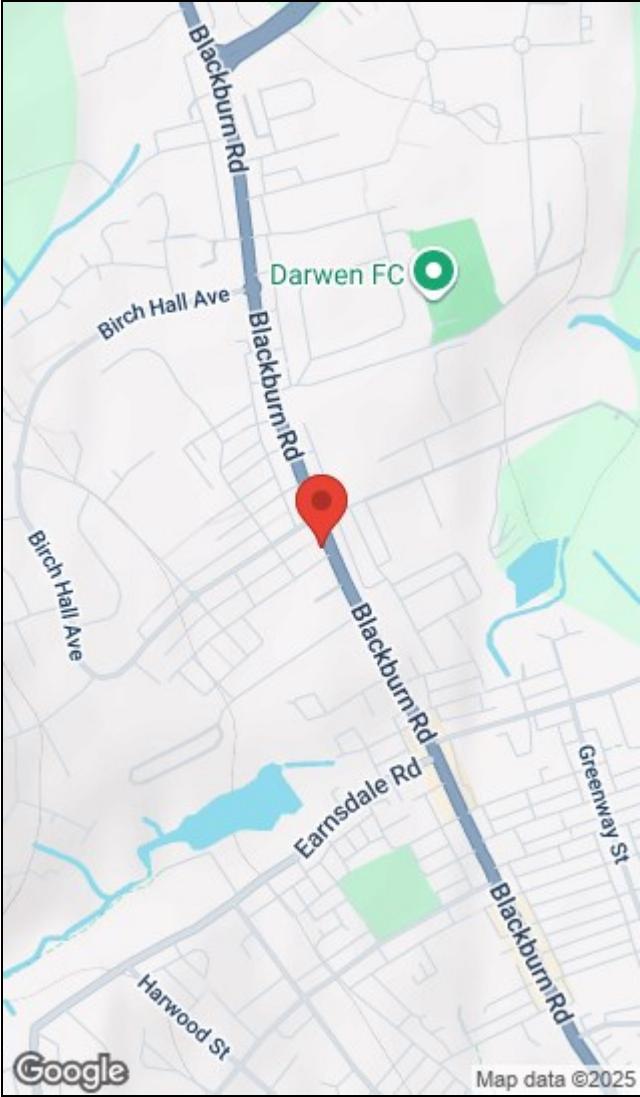
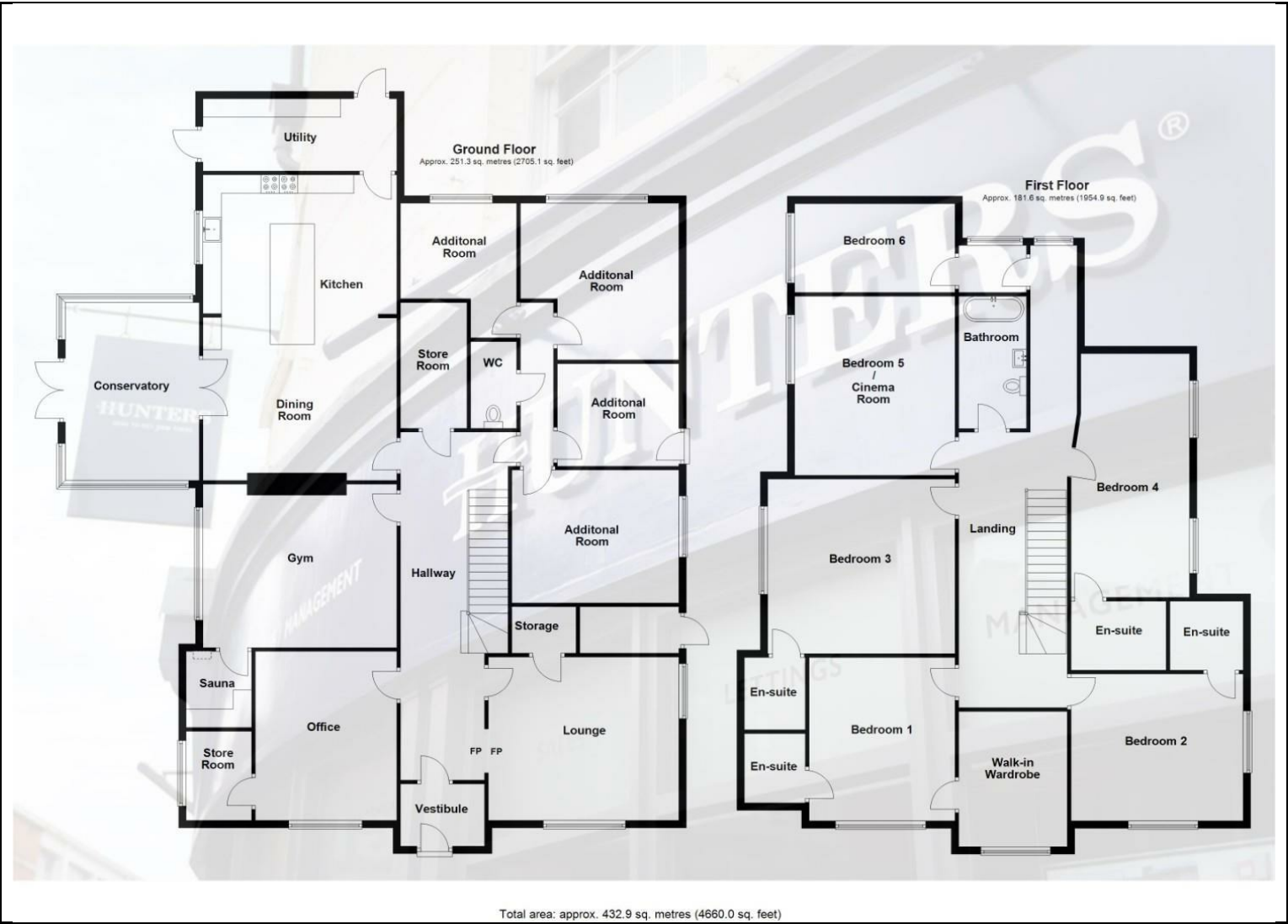
KEY FEATURES

- 6 Bedroom Detached Home
- 4 En-Suites & Family Bathroom
 - Gym & Sauna
- Substantial Garden Space & Parking
 - Multiple Reception Rooms
 - Potential For Annex Conversion
- 4,500+ Sq Ft
- Very Rare Home









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
66		76			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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