



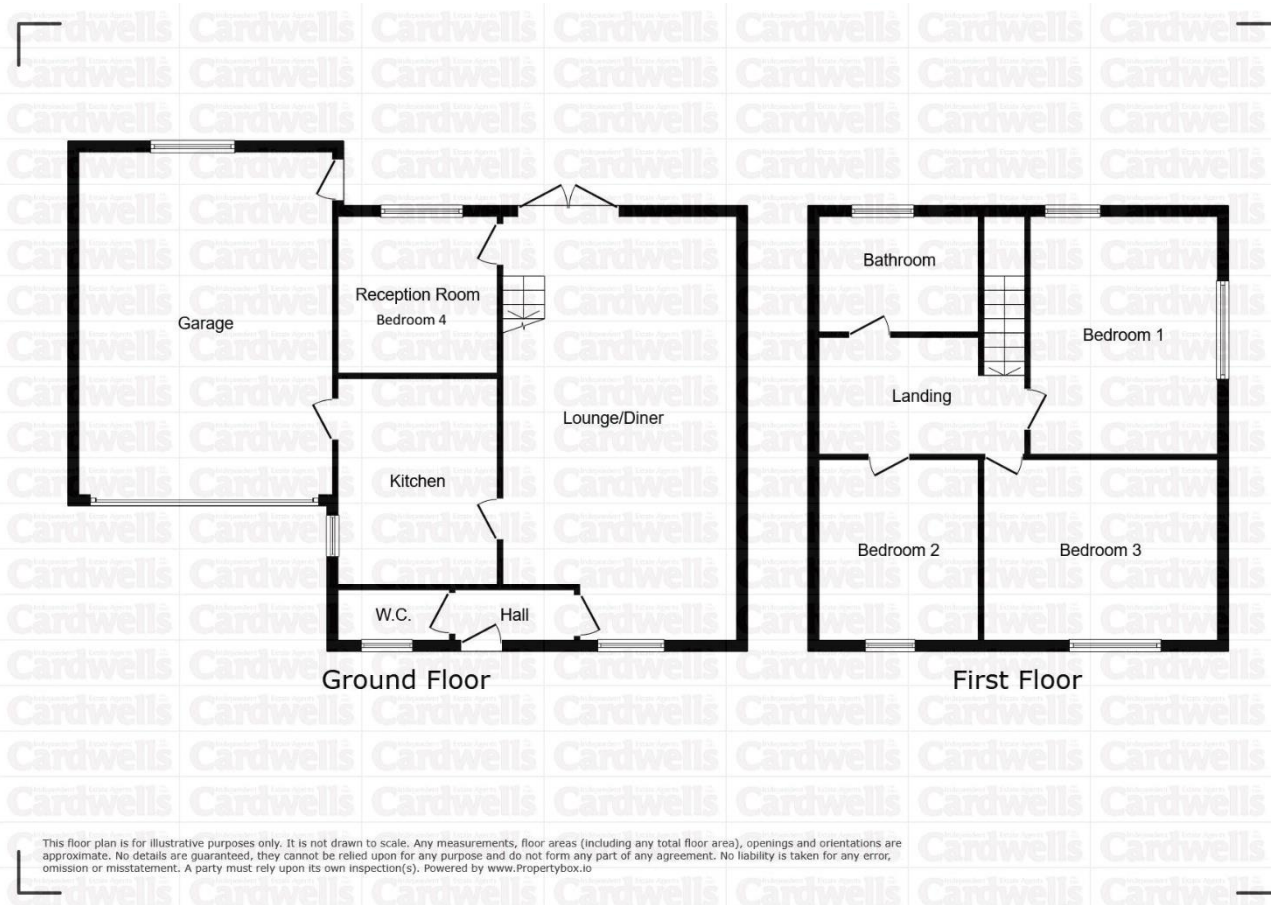
Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**CHESTNUT GROVE, DARWEN, BB3 2NQ**



- Four bed detached/no onward chain
- Reception hallway/cloaks/WC/lounge diner
- Fitted kitchen/reception room/bed four
- Landing/three piece bathroom suite
- Three bedrooms/fitted master
- Eaves storage/part boarded loft
- Double garage/large mature rear garden
- Idyllic location/no passing traffic



**Offers in Excess of £300,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are delighted to offer to the market this four bed detached property in the highly regarded sought after area of Whitehall in Darwen. Offered with vacant possession and no onward chain, this is the perfect opportunity to create a wonderful family home. Tucked away in a tranquil setting with no passing traffic, yet within close proximity to the town centre with fabulous rail and bus networks traffic, highly regarded local nurseries and schools, on the cusp of beautiful countryside. Briefly comprising: Reception hallway, cloaks Wc, 21ft through lounge diner, fitted kitchen, reception room/bedroom four, landing with access to a fully boarded loft, three bedrooms with a fitted master and eaves storage to both beds two and three and a family bathroom suite with corner shower cubicle. To the outside is driveway parking giving access to a double garage which houses the Worcester Bosch combination boiler. To the rear is a large all year round garden bordered by mature shrubs and perennials. A personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged, seven days a week by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception Hallway:** Composite entrance door into the reception hallway with built in storage cupboard.

**Cloaks Wc:** 3' 11" x 6' 5" (1.19m x 1.95m) Two piece suite comprising WC, pedestal wash basin, timber glazed window.

**Lounge diner:** 27' 1" x 15' 2" (8.25m x 4.62m) Open plan lounge diner, timber glazed window, wall mounted radiator, sliding patio doors giving access to the garden.

**Kitchen:** 12' 5" x 8' 11" (3.78m x 2.72m) Fitted kitchen comprising one and a half bowl sink unit, base and wall units, four ring gas hob, double oven, timber glazed window, wall mounted radiator, personal composite door to the garage.

**Garage:** 18' 8" x 15' 11" (5.69m x 4.85m) Wall mounted Worcester Bosch boiler, power and lighting, timber glazed window, timber door giving access to the garden.

**Reception room/bedroom four:** 9' 10" x 8' 11" (2.99m x 2.72m) Built in display cabinet, timber glazed window, wall mounted radiator.

**Landing:** 7' 9" x 11' 5" (2.36m x 3.48m) Access to a part boarded loft.

**Bedroom One:** 14' 11" x 11' 9" (4.54m x 3.58m) Professionally fitted wardrobes and vanity unit, two timber glazed windows, wall mounted radiator.

**Bedroom Two:** 11' 4" x 9' 4" (3.45m x 2.84m) Timber glazed window, wall mounted radiator, eaves storage

**Bedroom Three:** 11' 4" x 8' 11" (3.45m x 2.72m) Timber glazed window, wall mounted radiator, eaves storage.

**Family Bathroom:** 7' 3" x 8' 1" (2.21m x 2.46m) Three piece suite comprising WC, pedestal wash basin, walk in corner shower cubicle, full wall tiling, frosted timber glazed window, wall mounted radiator.

**Outside:** To the outside there is a driveway parking giving access to a double garage with power and lighting. To the rear is a large all year round garden bordered by mature shrubs and perennials.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is leasehold, 999 years from 1976 and the ground rent is £12.50 paid every six months.

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band E with Blackburn with Darwen Council at an approximate cost of around £2,857.00 per annum.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.\

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

