



PROCTORS

ESTATE AGENTS

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The Croft, Whitehall Road, Darwen

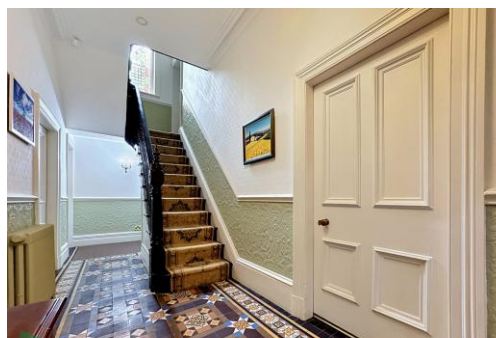
£850,000, Chain free!

LOCATION

From Darwen town centre leave on A666 Bolton Road, continue for approximately one mile and turn right into Queens Road at Whitehall park gates, continue into Whitehall Road and the property is situated on the right-hand side facing the park

TENURE

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



The Croft, Whitehall Road, Darwen

A most impressive Victorian detached house, dating from 1879, enjoying an idyllic location facing Whitehall Park and private woodland to the rear. Set in large mature gardens and with a sweeping driveway to the front and side. The property enjoys an imposing position within this sought after locality.

The property provides traditional and flexible living accommodation with original features providing charm and character whilst enjoying contemporary modern amenity. It represents an ideal family home but with the versatility to accommodate business and work from home opportunities.

It has been extended and provides approximately 3000 square feet of accommodation in a conventional layout. There are three generous sized reception rooms, a superb open plan living kitchen which includes dining and sitting areas, a separate utility room, boiler room and large cloakroom. There are five bedrooms (one currently used as office). The master suite includes a large double bedroom, walk-through dressing room and a superb four piece en-suite shower room. A second large double bedroom with en-suite, then three further double bedrooms and a separate family bathroom.

The property boasts attractive features including original tiled entrance hall, an eye catching and restored lounge, arched leaded window casting light onto the hallway and first floor landing which enjoys a spindled balustrade staircase. There are two wood burners, gas fired central heating (with two boilers and Megaflo system), double-glazing throughout including 7m bi-folding doors from the kitchen to the rear garden which open to provide excellent entertaining space onto the rear patio.

There are private, mature gardens with adjoining lawned, cobbled and patio areas. There are two garden sheds and an air-raid shelter. There is a garage (currently used as a home gym) with electric up and over roller door. There is a tarmacked driveway with feature lighting and can accommodate many vehicles (at least 10 if required).

Whitehall Road is a cul-de-sac with access into the park and the Darwen moors, providing excellent walks and bike trails. Although this is a quiet and private area, there are local primary schools (Ashleigh and St Barnabas) within a short walk and the A666 (main road) is at the bottom of the road giving access to Darwen, Bolton and all the surrounding towns and motorway network.

In our opinion this is a rare opportunity to acquire a property of this type with the area and we would strongly recommend internal inspection to fully appreciate.

VESTIBULE

Double doors, two leaded side windows and a stained leaded 1/2 glazed door to;

HALLWAY

Original and restored tiled floor, Lincrusta decorative to the walls, toaster style radiator, open staircase with spindled balustrade.

CLOAKROOM

Cloaks hooks and bench, radiator, tiled flooring.



Tenure	Freehold
Ground Rent	n/a
Council Tax Band	Band G
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	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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TWO-PIECE WASHROOM

W/C, wash basin, double-glazed window.

LOUNGE

16' 10" x 13' 11" (5.13m x 4.24m) Feature fireplace with mirrored fire surround, double-glazed windows, radiator.

RECEPTION ROOM

14' 4" x 14' 3" (4.37m x 4.34m) Currently used as an office/treatment room but originally a second lounge. Double-glazed bay window, built in shelving and cupboards to alcoves, an attractive tiled and cast iron fireplace with a living flame gas fire and fire surround.

MORNING ROOM/DINING ROOM

14' 3" x 10' 9" (4.34m x 3.28m) Wood burning stove in recessed fireplace, PVC double-glazed window, feature radiator, tiled flooring.

FABULOUS OPEN PLAN LIVING/FAMILY KITCHEN

37' 3" x 21' 5" (11.35m x 6.53m) Full range of fitted units including larder and carousel corner unit, granite worktops and granite breakfast bar peninsula, full range of Neff appliances including built in oven, combination oven, dishwasher, plate warmer, induction hob with extractor hood above, two wine fridges, large fridge, separate freezer, Quooker tap, inland bowl one and a half sink unit.

Sitting area with wood burning stove, tiled floor with underfloor heating, half panelled walls, seven door bi-folding doors, spot-lighting.

UTILITY ROOM

11' 1" x 8' 1" (3.38m x 2.46m) Newly fitted wall and floor units, single drainer sink unit, plumbed for automatic washing machine and dryer, two windows, chrome radiator, tiled flooring.

BOILER ROOM

11' 11" x 9' 1" (3.63m x 2.77m) Twin Vaillant boiler gas fired central heating boiler units and Megaflow system, access to a mezzanine storage area, door to garage.

LANDING

Magnificent, original and restored feature circular stained glass windows, spindle balustrade to staircase, radiator.

MASTER BEDROOM

15' 7" x 11' 8" (4.75m x 3.56m) Fitted wardrobes, matching dressing table with bedside drawers and headboard, two vertical radiators, spot-lighting, double doors to;

EN-SUITE BATHROOM

11' 11" x 8' 9" (3.63m x 2.67m) Fully tiled walls and flooring with underfloor heating, standalone bath, large walk in shower with hand held and rainforest shower heads, Vanity wash basin, mirrored cabinet, additional wall hung storage cupboard.



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BEDROOM 2

14' 4" x 14' 3" (4.37m x 4.34m) Leaded double-glazed window, radiator.

EN-SUITE SHOWER ROOM

7' 9" x 6' 6" (2.36m x 1.98m) Walk in shower, wash basin, W/C, double-glazed window, radiator/towel rail.

BEDROOM 3

14' 3" x 10' 0" (4.34m x 3.05m) PVC double-glazed window, radiator.

BEDROOM 4

13' 11" x 8' 3" (4.24m x 2.51m) Leaded double-glazed window, radiator.

BEDROOM 5

13' 11" x 9' 3" (4.24m x 2.82m) PVC double-glazed window, radiator.

FAMILY BATHROOM

10' 11" x 5' 5" (3.33m x 1.65m) Panelled bath with shower over, wash basin, W/C, radiator, double-glazed window, wall cabinet, loft access.

OUTSIDE

Well established mature gardens with lawned, cobbled and Resin patio areas. Well stocked with flowering bushes and shrubs, fruit trees (apple & plum). There are two large sheds and air raid shelter. To the front there is a tarmacked sweeping drive providing parking for multiple vehicles (approximately 10 cars).

INTEGRAL GARAGE

18' 9" x 11' 11" (5.72m x 3.63m) with Internal access, remote/electrically operated up and over roller door, currently used for a home gym, multiple power points.

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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.

IMAGE DISCLAIMER

Certain photographs have been digitally edited for presentation purposes. No structural alterations have been made to the property within these images.

ADDITIONAL INFORMATION

In accordance with the Estate Agents Act 1979, we disclose that the vendor of this property is a director of the company marketing the property and therefore has a financial interest in its sale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		