



# PROCTORS

ESTATE AGENTS

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**70 Park Road, Whitehall, Darwen**

**£275,000**

Situated in the highly desirable Whitehall area, on the Bolton side of town, this beautifully maintained 1930's semi-detached house offers both comfort and convenience. Within 100 meter 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. Briefly comprises; entrance hall, dining room/sitting room with bay window and glazed interior doors through to living room with multi fuel burning stove and patio doors, a separate fully fitted kitchen, first floor, three bedrooms and a three-piece bathroom with shower. Benefits from gas central heating, PVC double-glazed windows and oak interior doors. Outside offers a small driveway to a garage, an enclosed gardens to the front and rear, the latter provides a charming outdoor space. In our opinion the interior is immaculately presented throughout and clearly well cared for. Viewing is highly recommended at this very realistic asking price.



## 70 Park Road, Darwen

### 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 at the top end facing the park.

### TENURE

We are advised by the vendor that the property is Freehold, any prospective buyer should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door with double-glazed unit, radiator, spindled balustrade staircase (to first floor), under stairs storage cupboard, 'Karndean' wood effect flooring

#### DINING ROOM/SITTING ROOM

13' 65" x 11' 83" (5.61m x 5.46m) Measurements into PVC double-glazed bow window, stove effect electric fire, 'Karndean' wood effect flooring, glazed interior double doors through to;

#### LIVING ROOM

13' 5" x 10' 9" (4.09m x 3.28m) Measurements into recess. PVC double-glazed double exterior doors, multi fuel burning stove, radiator. 'Karndean' wood effect flooring

#### SEPARATE FITTED KITCHEN

11' 88" x 7' 40" (5.59m x 3.15m) Fitted wall and floor units including drawers, wine rack, stainless steel single drainer sink unit with mixer tap, four ring gas hob, built in oven, stainless steel extractor hood, plumbed for automatic washing machine, radiator, 'Karndean' wood effect flooring, PVC double-glazed window

#### FIRST FLOOR

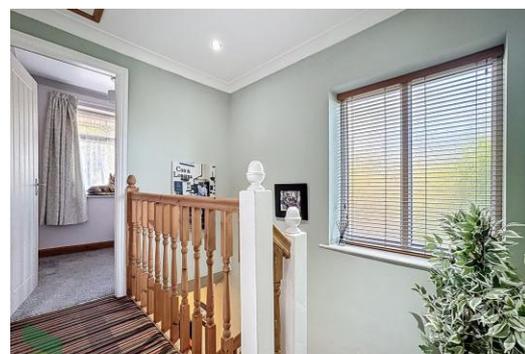
Landing, spindled balustrade, loft access via drop-down ladder to a very large loft that could offer additional living with relevant building regulations (part boarded, light)

#### FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, built in storage cupboards, heated towel rail, fully tiled walls, PVC double-glazed window

#### BEDROOM 1

13' 02" x 11' 77" (4.01m x 5.31m) Measurements into recess and into PVC double-glazed bow window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band C  
Blackburn with Darwen Borough Council  
TBC

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.

**BEDROOM 2**

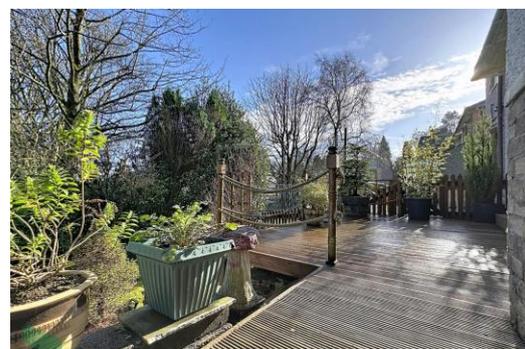
12' 9" x 10' 7" (3.89m x 3.23m) PVC double-glazed window, radiator

**BEDROOM 3**

6' 48" x 5' 9" (3.05m x 1.75m) PVC double-glazed window, radiator

**OUTSIDE**

The rear garden is privately enclosed with patio area, mature plants and shrubs. To the front there is a small garden with wrought iron gates to a driveway giving access to;



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### SINGLE GARAGE

Up and over door, window, power and light



### 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.

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