



PROCTORS

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The Dingle House, Earnsdale Road, Darwen

Offers over £699,950, Chain free!

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road and the property is set back from the road on the right hand side.

TENURE

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



The Dingle House, Earnsdale Road, Darwen

A distinguished late Victorian detached residence, discreetly set back from the road within mature, private, well-established grounds in one of the area's most sought-after residential locations, enjoying a delightful backdrop directly adjoining Sunnyhurst Woods. In our opinion this exceptional home offers generously proportioned family accommodation whilst retaining an abundance of its original Victorian charm and character. An imposing entrance hall sets the tone, leading to two magnificent reception rooms with elegant proportions, complemented by a cloakroom/WC, a generous size fully fitted breakfast kitchen with breakfast bar and dining area, fitted utility room, snooker/entertaining room with fitted bar area and a delightful conservatory overlooking the gardens. To the first floor, a striking galleried landing provides access to four spacious double bedrooms and a beautifully presented family bathroom. The impressive principal bedroom benefits from an extensive range of fitted furniture together with a luxurious four-piece en-suite bathroom.

The property further benefits from gas central heating, PVC double glazed windows, 6.1.2 Dolby Atmos surround sound system, sophisticated alarm and CCTV security cameras on annual service and monitoring contract along with internal access to a substantial triple garage, currently arranged as a double garage with an adjoining single garage. Externally, the property occupies mature gardens to both the front, sides and rear, with extensive lawns, established trees, shrubs and colourful planting, complemented by paved patio areas that provide an ideal setting for outdoor entertaining whilst enjoying the privacy and woodland surroundings.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with feature etching, single-glazed stained glass leaded window, tiled flooring, original coving to ceiling, glazed double doors with etched house name with crest through to;

IMPRESSIVE ENTRANCE HALL

Spindled balustrade, PVC double-glazed diamond leaded window, radiator, original coving to ceiling

CLOAKROOM

PVC double-glazed diamond leaded window, radiator, pedestal wash hand basin, low level W.C, original coving to ceiling

LOUNGE

19' x 17' 11" (5.79m x 5.46m) Measurements into large circular diamond leaded bay window, 'Minster stone' fireplace with stove effect gas fire, wall lighting, two radiators, picture rail, original coving to ceiling



Tenure	Freehold
Ground Rent	n/a
Council Tax Band	Band G
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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DINING ROOM

18' 11" x 14' 10" (5.77m x 4.52m) Measurements plus square bay window, period fireplace with cast iron inset and living flame gas fire, wood surround, two radiators, original coving to ceiling, picture rail

FITTED BREAKFAST KITCHEN

13' 1" x 13' (3.99m x 3.96m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated microwave, 'Range Master' five plate gas hob with slot in range double oven and hot plate, spot-lighting, breakfast bar, tiled flooring, PVC double-glazed diamond leaded window, open plan through to;

DINING AREA

12' 9" x 8' 11" (3.89m x 2.72m) PVC double-glazed diamond leaded window, tiled flooring, radiator, glazed oak double doors (to snooker room)

UTILITY ROOM

15' 4" x 13' (4.67m x 3.96m) Plumbed for automatic washing machine, vented for tumble dryer, tiled splash-backs, wall mounted gas fired central heating boiler unit (approximately 4 years old and serviced annually), PVC double-glazed diamond leaded window, tiled flooring

SNOOKER ROOM/GAMES ROOM

24' x 14' 11" (7.32m x 4.55m) Aluminium bi-folding doors (opening onto a large entertaining/patio area), feature wood burning stove, wall lights, double-glazed oak folding doors (to conservatory), two radiators, integral access to garage

OPEN FROM SNOOKER ROOM TO BAR AREA

11' 2" x 10' 5" (3.4m x 3.18m) Fitted counter with shelving

CONSERVATORY

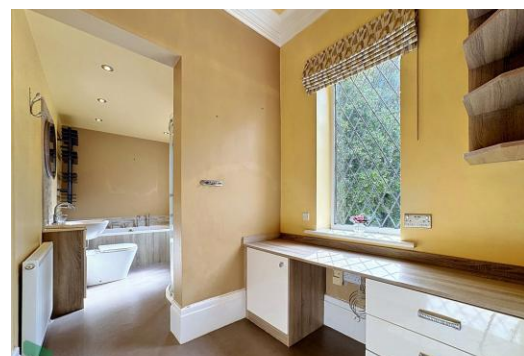
9' 9" x 8' 10" (2.97m x 2.69m) PVC roof, floor to ceiling PVC double-glazed windows

FIRST FLOOR

Spacious landing, galleried, spindled balustrade, vertical radiator, wall lights, original coving to ceiling, feature stained glass leaded skylight

MAIN BEDROOM

17' 11" x 16' (5.46m x 4.88m) Wide range of fitted furniture, PVC double-glazed diamond leaded window, double radiator, original coving to ceiling, picture rail



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DRESSING ROOM

PVC double-glazed diamond leaded window, fitted dressing table with storage, shelving, original coving to ceiling

EN SUITE BATHROOM

Panelled jacuzzi bath with attachment and mixer tap, large shower unit, combination unit with vanity wash hand basin, low level W.C and storage, stylish and practical heated towel rail, spotlighting, PVC double-glazed diamond leaded window

BEDROOM 2

15' 2" x 14' 10" (4.62m x 4.52m) PVC double-glazed square bay window, radiator

BEDROOM 3

13' 2" x 11' 5" (4.01m x 3.48m) Fitted wardrobes, matching dressing table unit/desk, PVC double-glazed diamond leaded window, radiator

BEDROOM 4

12' 2" x 10' 4" (3.71m x 3.15m) PVC double-glazed diamond leaded window, radiator, wall to wall fitted wardrobes, fitted drawer unit

FAMILY BATHROOM (APPROX 18 MONTHS OLD)

Large walk in tiled shower enclosure, feature vanity wash hand basin with storage below and marble top, wall panlleing, extractor fan, spotlighting, PVC double-glazed diamond leaded window, chrome heated towel rail

OUTSIDE

Large 'wrap around' established gardens bordering Sunnyhurst Woods to the rear, large paved patio/bar-be-que areas to the side, mainly laid to lawn. There is a long sweeping driveway providing off road parking for several vehicles, with a large block-paved courtyard leading to;

GARAGE

Triple Garage: Divided into a double garage (20'6 x 15'8) and adjacent single garage (20'6 x 8'8)

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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