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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



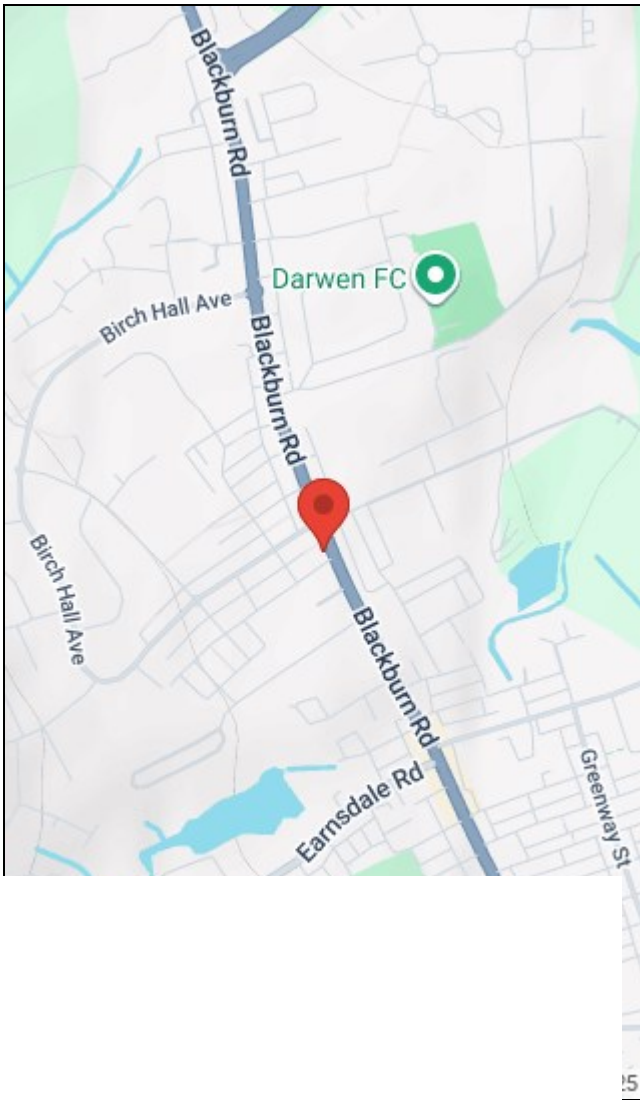
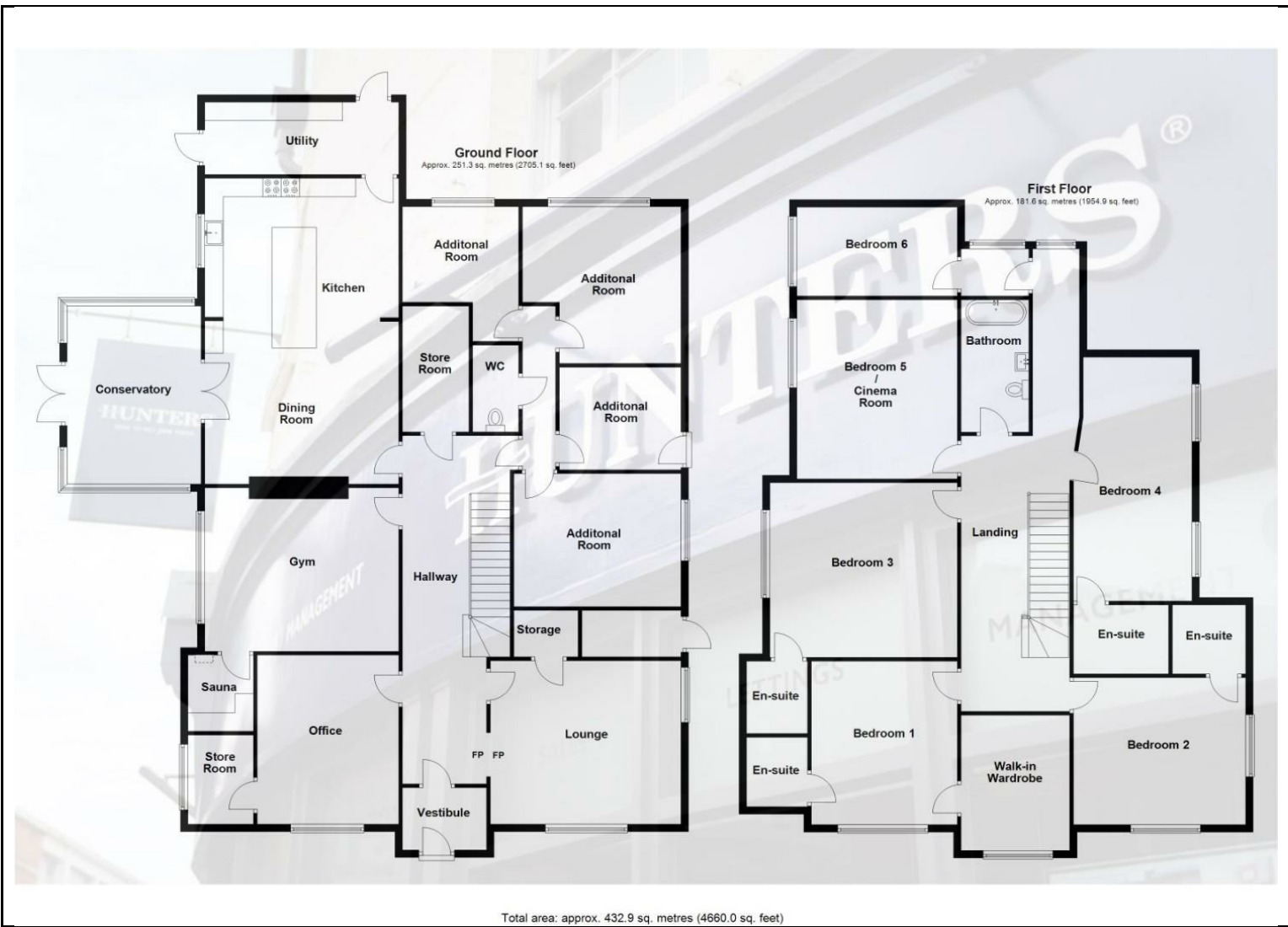












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

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