



## Whitehall Road, , Darwen, BB3 2LH

- Beautiful 4 Bedroom Home
- Excellent Views Front & Rear
- Ornate Original Features
- Front & Rear Gardens Backing Onto Woodland
- Early Viewing Is Advised
- Prestigious Location
- Two Reception Rooms
- Ideal For Buyers Wanting To Modernise
- Rare Opportunity

**Offers Over £425,000**



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Located on prestigious Whitehall Road, 'Parkside' offers a wonderful opportunity for any buyers looking for their forever home.

The property comprises; entrance vestibule, generous hall, front lounge, sitting room, dining kitchen and utility. To the first floor there is an open landing giving access to four double bedrooms and a family bathroom. Externally there is some lovely garden space, with the rear lawn backing onto open woodland. There is a double length driveway along with side leading to a single garage. There is also a stone built storage outbuilding with a working toilet.



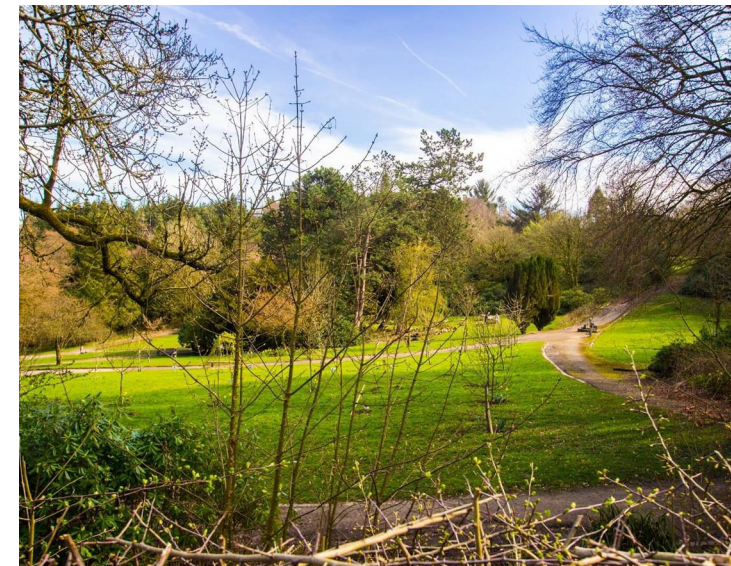
Whitehall Road is known for its prestigious history, with no two houses the same. There are some fabulous walking routes right on the doorstep and there a range of good schools within close proximity. With the A666 within a short drive, access into Bolton and neighbouring towns is hassle free for those not local to Darwen.

OUR THOUGHTS - 'Properties in this location rarely come available. If you are searching for your dream home, this has bundles of potential'

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 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 issuing a memorandum of sale on the property you would like to buy.



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Vestibule  
Entrance Hall  
22'6" x 10'11"  
Front Lounge  
15'0" x 14'10"

Sitting Room  
15'10" x 13'6"  
Dining Area  
13'9" x 12'7"  
Kitchen  
10'4" x 7'11"

Utility  
5'11" x 5'6"  
Bedroom One  
14'4" x 12'3"  
Bedroom Two  
16'1" x 13'6"

Bedroom Three  
13'9" x 9'10"  
Bedroom Four  
10'4" x 9'10"  
Bathroom  
10'2" x 9'8"



Total area: approx. 188.1 sq. metres (2025.2 sq. feet)

### Viewings

Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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