



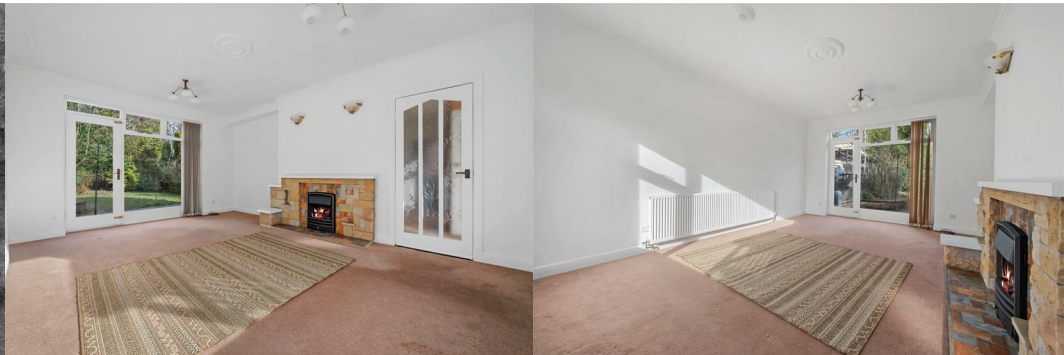
## Whitehall Road

Darwen, BB3 2LH

Offers over £410,000



With a large plot in a sought-after location directly facing Whitehall Park, this formerly four-bedroom, now three-bedroom detached property boasts generous proportions and has excellent potential to extend to the rear. A brief overview of the accommodation includes a front porch, entrance hall, lounge, dining room, kitchen, downstairs WC and integral garage, three spacious double bedrooms and a family bathroom. Externally the plot features a private drive and gardens to the front and rear. This property is particularly suitable if you're looking for a new home that you can make your own through modernisation.



### Four Bed Potential

The property was originally built with four bedrooms. What is now the middle bedroom on the landing was originally two bedrooms, hence the two windows overlooking the back garden. This large bedroom could easily be converted back to two bedrooms if desired, by re-erecting a stud wall between the two windows.

### Living Space

The front porch welcomes you into the home with floor to ceiling windows which give the first impression of the bright and airy ambience felt throughout. From the front porch there is access into the integral garage, and it leads further into the central hallway which also benefits from an abundance of natural light, and a handy downstairs WC.

The main lounge is situated to the left of the home and boasts a great size spanning the full depth of the house, with light pouring in from both the large front and rear windows and a glass door onto the back garden. A gas fire with decorative surrounds is situated in the centre of this room too.

A set of French doors in the dining room also lead onto the back garden, ideal for enjoying that lovely indoor-outdoor lifestyle on leisurely summer days. Adjacent to the dining room is the kitchen, which features a range of integrated appliances including a Neff oven and four plate hob with hidden extractor hood, dishwasher, fridge-freezer, washing machine, and stainless steel sink with drainer and mixer tap. The property offers scope for modernisation however its interiors are found in good condition throughout.

### Bedrooms & Bathrooms

All three bedrooms enjoy scenic views of the neighbouring greenery. Two of the three bedrooms are huge doubles, with the third being a good-sized double, meaning there is a great amount of space for the whole family.

The spacious landing with balcony and floor to ceiling windows continues the bright and airy feel while providing views toward the beautiful Whitehall Park.

Not dissimilar to the living spaces and bedrooms, the bathroom is well proportioned for family life. It features part tiled walls and currently comprises a three-piece suite including bath with shower, wash basin and WC.

### Extension & Conversion Potential

Similar to many properties on Whitehall Road, the large rear garden lends itself well to extending the home (subject to satisfying regulations) while still having plenty of garden space to enjoy.

The integral garage also provides scope for conversion to accommodation if desired. Perhaps a guest bedroom and bathroom? A games or media room? Or perhaps a large home office?

### Outside Space

To the front of the house is a drive and front garden which creates an attractive kerb appeal, in keeping with the premium properties sat behind private drives all the way up the leafy green Whitehall Road. The current drive will accommodate three cars, and the front garden provides scope to extend the drive and create more space for parking if desired.

At the rear, the garden is a very generous size and features a large patio area, lawn, and mature shrubs and trees, all of which provide heaps of potential for the whole family. Whether you're a veteran gardener, whether you enjoy summer BBQs and al-fresco dining, or whether you just want ample safe space for the kids to play, there's plenty of space for it all.

### Location

Situated high up the lane in the leafy green suburb of Whitehall, at the foot of the West Pennine Moors and across from the picturesque Whitehall Park, yet only a 5-minute drive to central Darwen, the location of Oakwood is both well established and highly sought-after.

A great selection of shops, supermarkets, pubs, cafes, and restaurants can all be found in Darwen nearby, as well as transport links and good schools for the kids. An even greater selection of amenities can be found further afield in the neighbouring big towns: Blackburn to the north, and Bolton to the south.

Whether it's the country walks, running, or biking on the moors, the wildlife, the strolls around the park, or just the peace and serenity of nature that appeals to you, Oakwood is positioned ideally for those who enjoy being close to nature while having the convenience of plentiful amenities nearby.

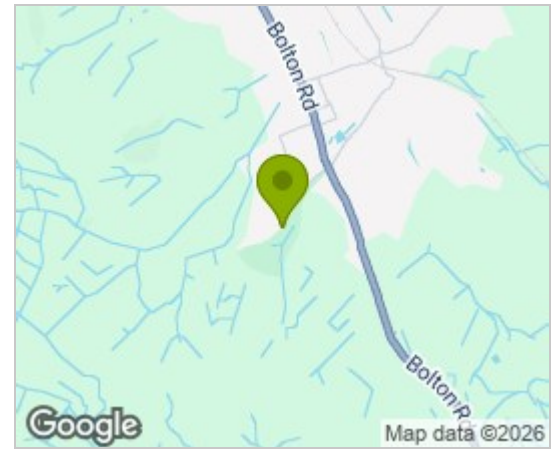
### Specifics

The tax band is F.

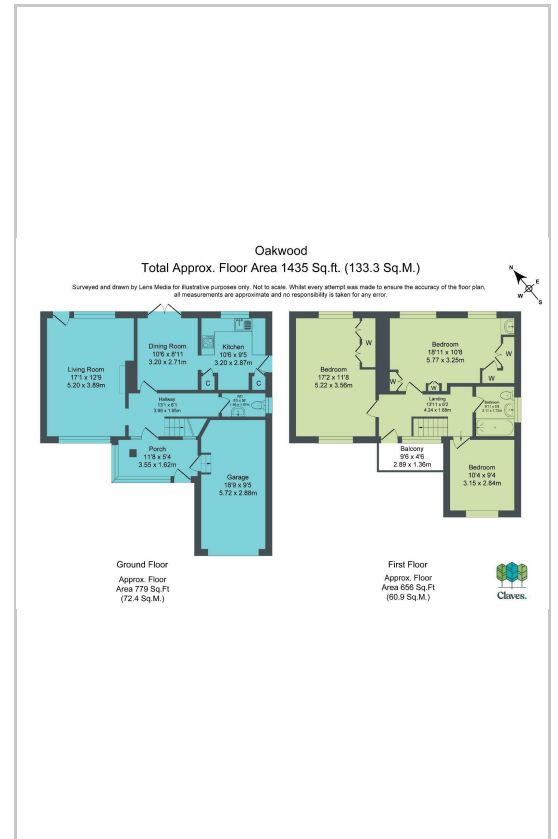
The tenure is freehold.

There is gas central heating with a Vaillant boiler in the integral garage.

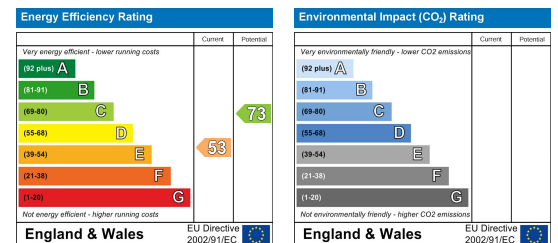
## Area Map



## Floor Plans



## Energy Efficiency Graph



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