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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.

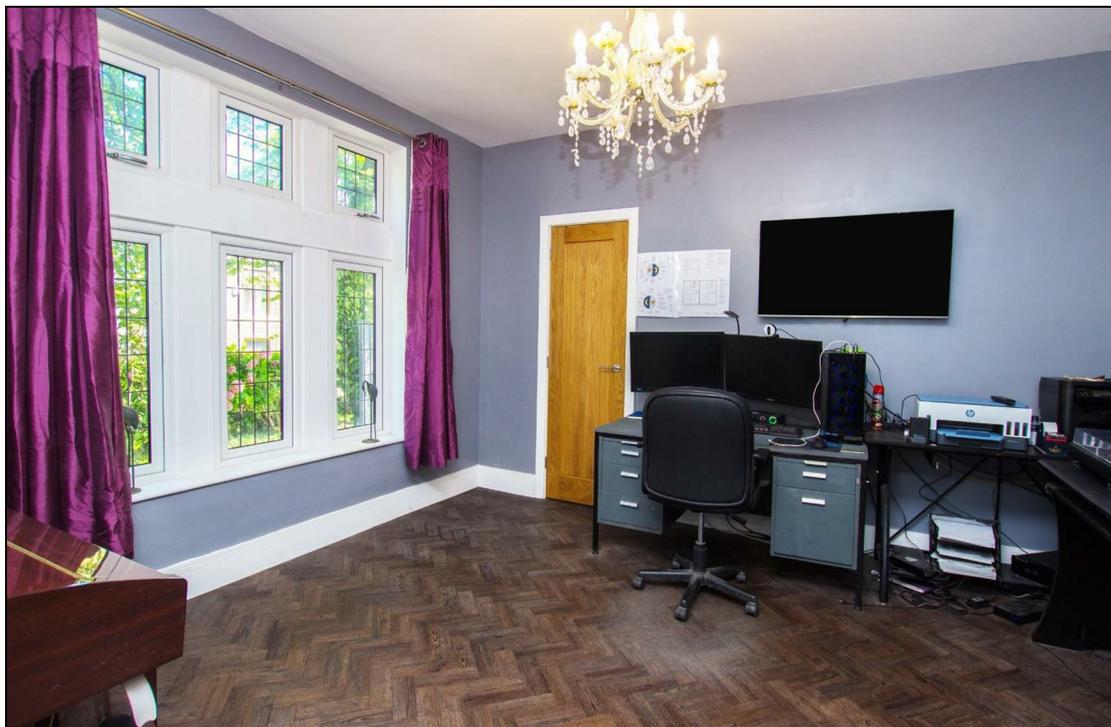
The property is positioned close to local amenities, transport links and excellent schooling.

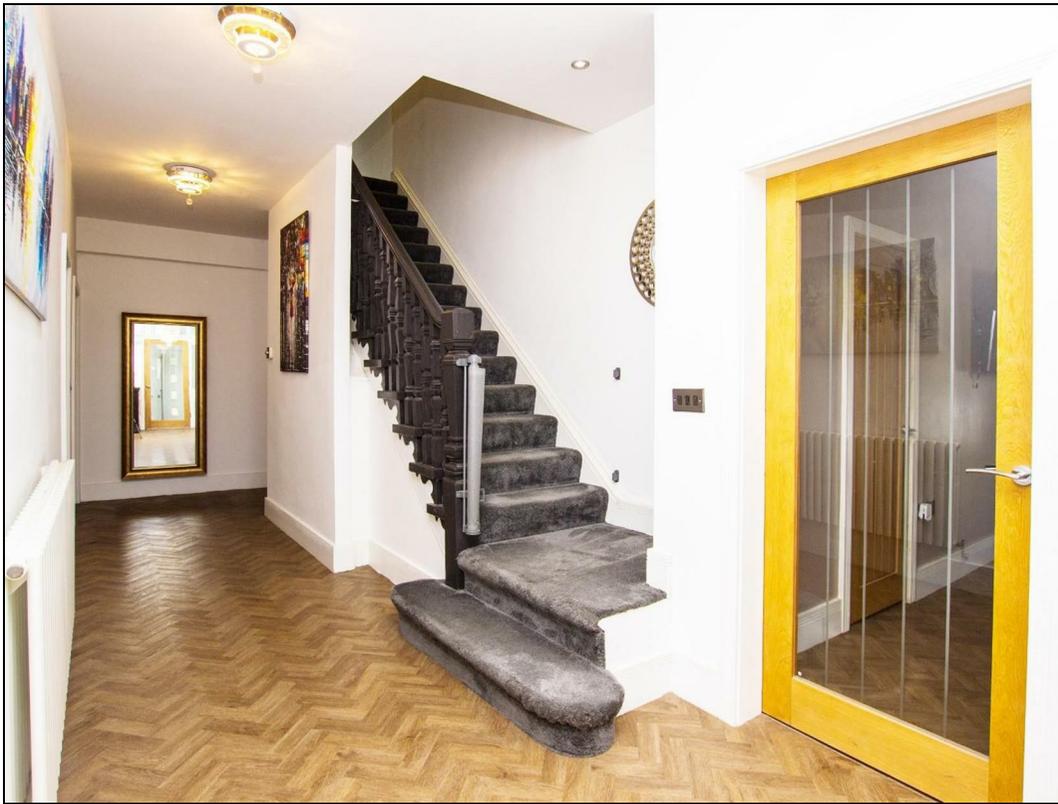
OUR THOUGHTS - *'The Gables is a truly unique home offering outstanding value for money at approximately £130 per sq ft'*

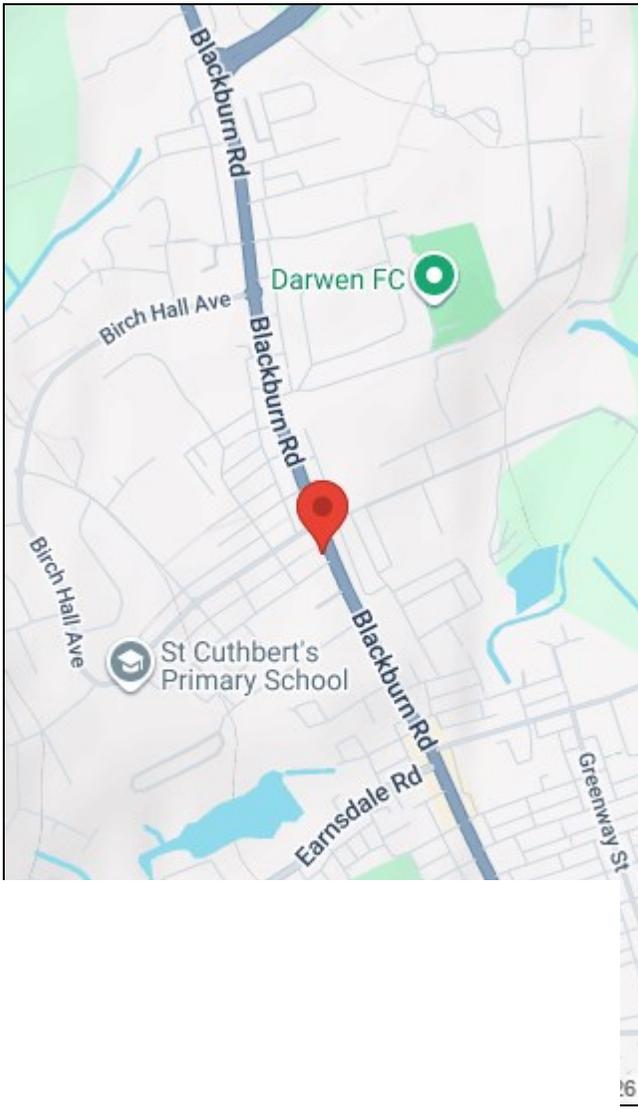
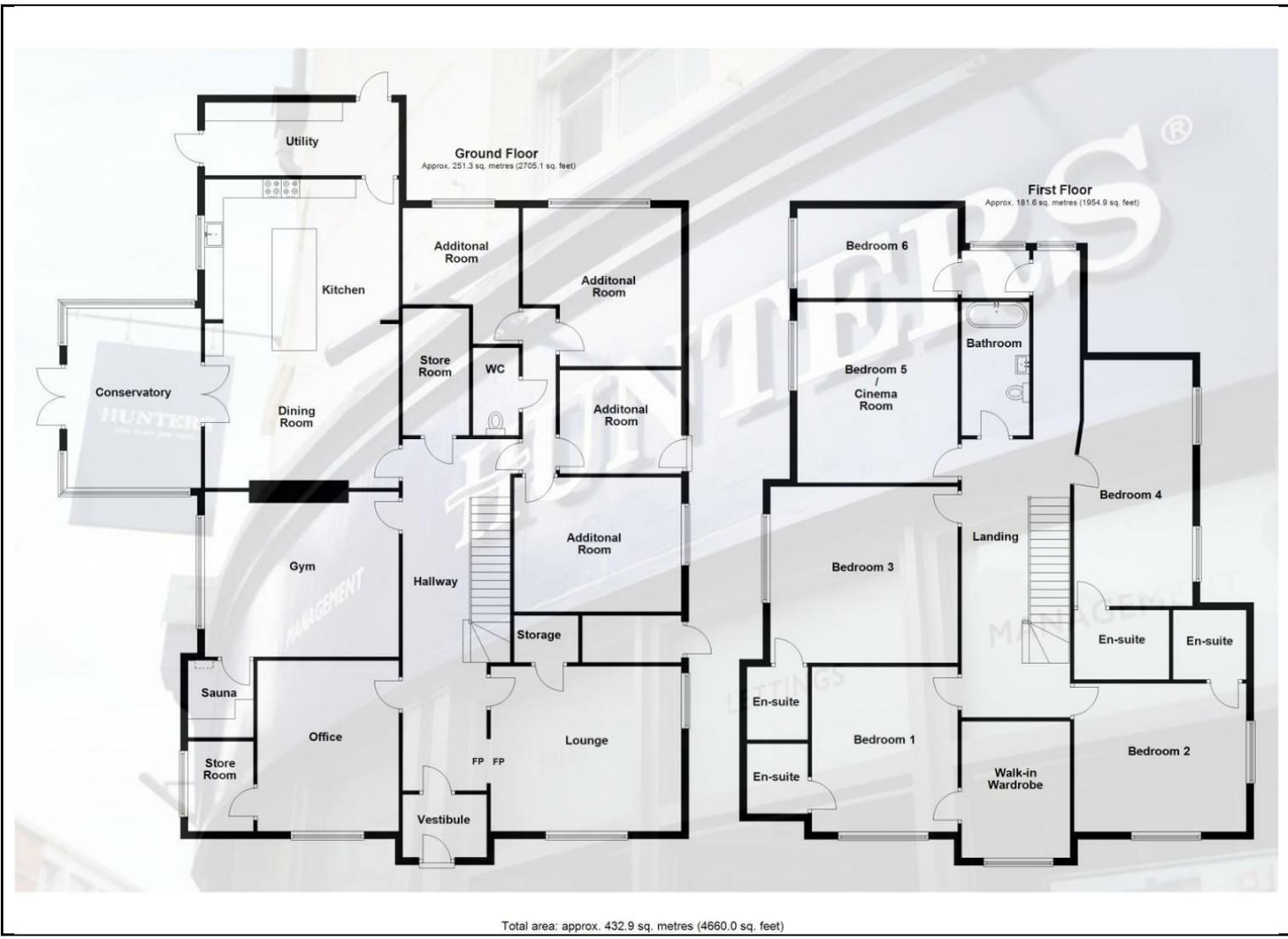
KEY FEATURES

- 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
	76
66	

Very energy efficient - lower running costs

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

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Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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