Astley Bank, , Darwen, BB3 2QB

- Detached Stately Home
- Five Reception Rooms
- No Onward Chain
- Super Rare Opportunity
- Four Bedrooms
- Desirable Location
- Beautiful Finish Throughout

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Set within one of Darwen’s most sought-after enclaves, 'Heatherby' is a substantial period residence once owned by the mayor of Darwen, offering around 3,729 sq ft of characterful accommodation, wrapped by mature, tree-lined gardens and rich with ornate original features.

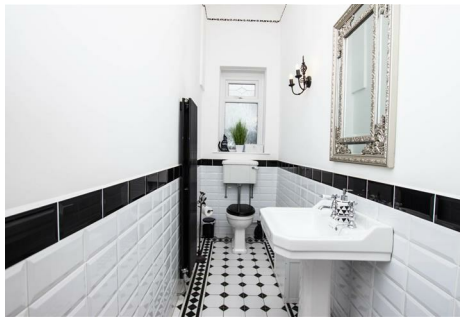
Behind its handsome façade, the home provides a rare blend of grandeur and practicality: four generous bedrooms, five reception rooms for entertaining family life, open dining kitchen and an abundance of retained detailing that gives the house its stately feel - think impressive proportions, elegant joinery and the kind of craftsmanship you simply don’t find in modern builds. The property benefits from a luxury four piece bathroom suite & two separate WC's. There are also several cellar rooms for storage along with a large garage linked through the cellars.

Externally the property is sat on a generous plot, with surrounding garden space and ample parking, with two separate private entrances.

A little history.. Astley Bank developed as a small set of high-status homes in the Victorian period & its noted the property was built in 1867. That heritage explains the home’s grand scale and architectural detailing intended for formal entertaining as well as family life.

OUR THOUGHTS - 'Sold with no onward chain, 'Heatherby' is ideal for buyers seeking a seamless move into a distinctive, one-of-a-kind family home that is super rare. At an estimated £186 per sq ft this is excellent value for money in a premium location'

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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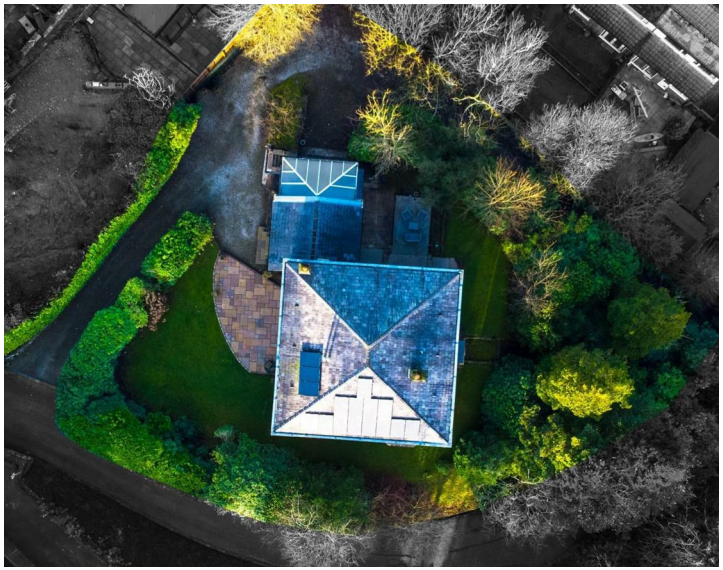
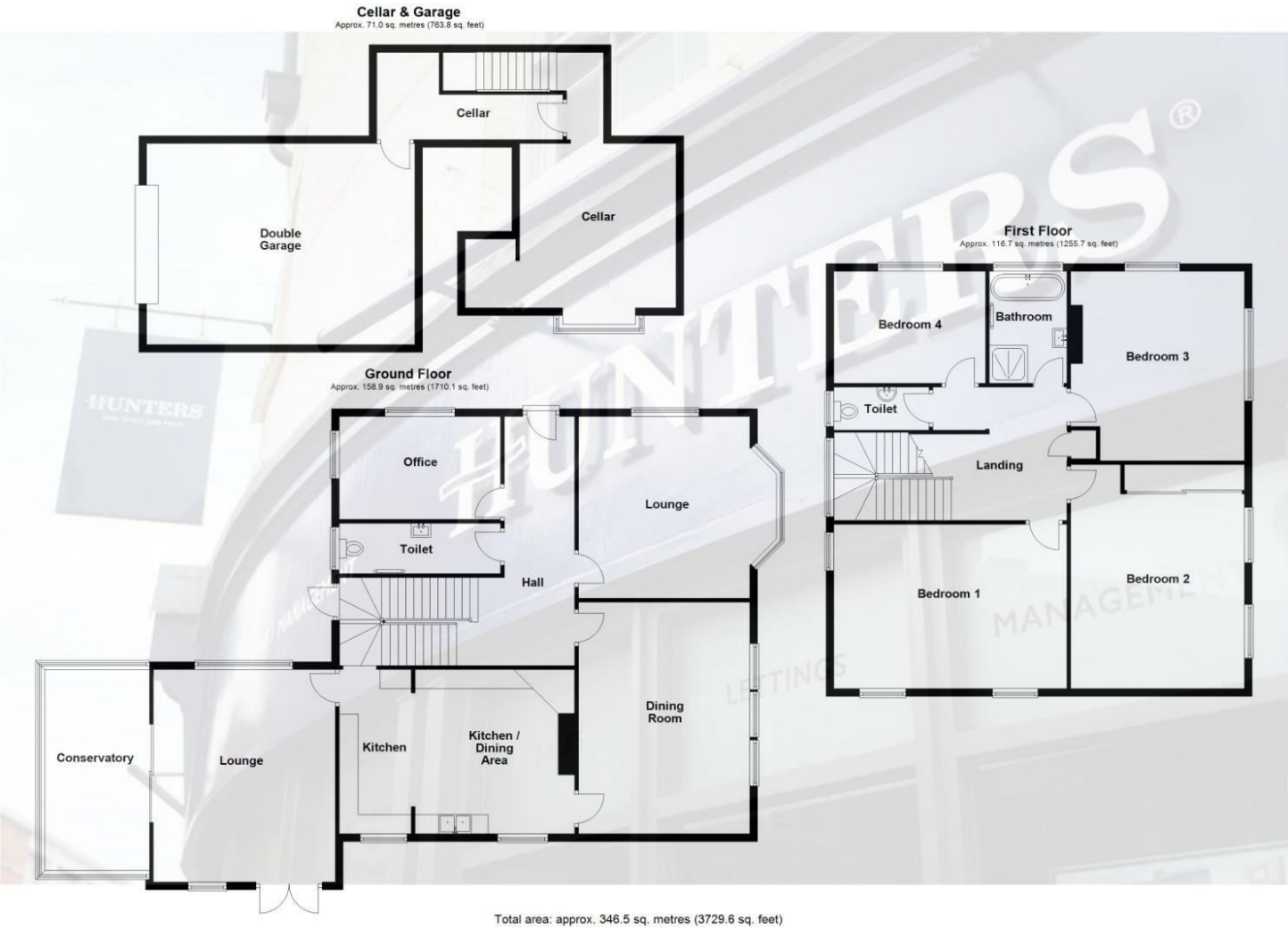


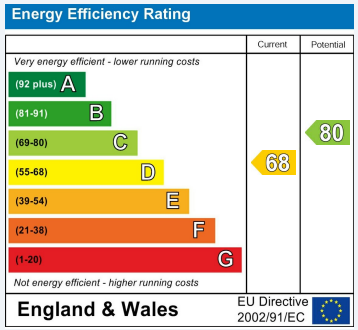
Hall	Dining Room	Bedroom One	Bathroom
Lounge	2nd Lounge	Bedroom Two	Toilet
Conservatory	Office	Bedroom Three	Cellar
Dining Kitchen	Ground Floor WC	Bedroom Four	Garage



Total area: approx. 346.5 sq. metres (3729.6 sq. feet)

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.



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.

Viewings

Please contact 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.

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