



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 196 Tockholes Road, Darwen

Offers over £480,000

An executive, modern detached house enjoying an enviable plot with stunning views over the surrounding area and beyond towards the Lake District and the Yorkshire 3 Peaks. The property is arranged over floors and offers excellent scope to redesign and improve the current layout. There are four bedrooms, three bathroom, a ground floor with an open plan arrangement, a separate kitchen and a lower ground floor with a swimming pool, sauna and access to a double integral garage. It has gas central heating and PVC double-glazing. There are larger than average, private gardens to the rear which take advantage of the all-day sun. There is a green area to the front and driveway leading to the garage. Viewing is highly recommended.

### LOCATION

From Darwen town centre leave on Blackburn Road, turn left onto Earnsdale Road and continue into Sunnyhurst



## 196 Tockholes Road, Darwen

Lane, at the top turn left onto Tockholes Road the property is on the left hand side.

### ACCOMMODATION

#### ENTRANCE PORCH

PVC front door

#### ENTRANCE HALL

Radiator, built in cupboards, wood flooring

#### LOUNGE

22' 0" x 12' 8" (6.71m x 3.86m) Wood flooring, PVC double-glazed patio doors, PC double-glazed window, wall into fire, spectacular views

#### RAISED DINING AREA

15' 7" x 8' 1" (4.75m x 2.46m) Paquet flooring, spot-lighting, PVC double-glazed window, radiator

#### KITCHEN

15' 7" x 7' 8" (4.75m x 2.34m) Wall and floor units including drawers, microwave, breakfast bar, dishwasher, freezer, two PVC double-glazed windows, double radiator

#### FIRST FLOOR

#### LANDING

Radiator, loft access, large airing cupboard

#### BEDROOM 1

14' 8" x 12' 8" (4.47m x 3.86m) Fitted mirrored wardrobes, PVC double-glazed window, radiator, laminate flooring

#### EN-SUITE BATHROOM

Corner bath with shower over, wash hand basin, w/c, bidet, tiled walls and flooring, PVC double-glazed window,

#### BEDROOM 2

12' 8" x 9' 4" (3.86m x 2.84m) PVC double-glazed window, radiator, laminate flooring

#### BEDROOM 3

12' 1" x 9' 8" (3.68m x 2.95m) Plus fitted wardrobes, PVC double-glazed window, laminate flooring

#### BEDROOM 4

14' 5" x 10' 10" (4.39m x 3.3m) Fitted wardrobes, laminate flooring, PVC



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold

Band F

Blackburn with Darwen Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## 196 Tockholes Road, Darwen

double-glazed window

### FAMILY BATHROOM

Walk in shower, wash hand basin, w/c, fully tiled walls and flooring, spot-lighting

### LOWER GROUND FLOOR

#### WET ROOM/UTILITY ROOM

Shower, wash hand basin, w/c, Belfast sink, PVC double-glazed window, fully tiled walls and flooring, plumbed for automatic washing machine

#### SWIMMING POOL ROOM

29' 9" x 21' 0" (9.07m x 6.4m) Pool 20'x12' (6.1m x 3.66m)

#### SAUNA

Large under house storage

#### DOUBLE GARAGE

20' 2" x 19' 4" (6.15m x 5.89m) Gas fired central heating boiler unit, twin up & over doors

#### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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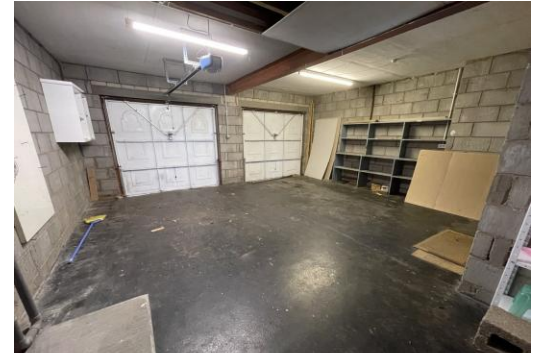
GROUND FLOOR  
1693 sq.ft. (157.3 sq.m.) approx.



1ST FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 2525 sq.ft. (234.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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