



# PROCTORS

ESTATE AGENTS

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**43 Park Road, Whitehall, Darwen**

**Offers over £155,000 Chain Free!**

Viewing is essential to fully appreciate this garden fronted mid terrace situated in this highly sought after road in the Whitehall area. In our opinion the accommodation offers stylish family living with modern amenities that are complimented with many enhanced original features throughout. Briefly comprises; Entrance vestibule, open plan hall and dining room/sitting room, lounge with feature stove effect gas fire, open through to an impressive fully fitted kitchen with a good range of units a vaulted ceiling with lots of natural light from the electrical operated double-glazed roof window. First floor, three bedrooms (two are doubles) a four-piece 'Jubilee' family bathroom. Benefits also from PVC double-glazed windows, gas central heating (newly fitted boiler in January 2018), neutral décor with complementing flooring. It is conveniently situated within walking distance to Ashleigh primary school, Whitehall Park, all amenities in town and convenient for A666 Bolton and motorway access.





# 43 Park Road, Darwen

## LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Park Road and the property is on the right-hand side

## TENURE

Was originally 999 year leasehold at £4p.a but the council informed the vendor that it would no longer be collected.

## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door with double-glazed units, wall panelling, original coving to ceiling, tiled floor, half glazed door through to;

### DINING ROOM/SITTING ROOM

13' 9" x 12' (4.19m x 3.66m) Measurements into recess. PVC double-glazed window, feature built in storage cupboards and illuminated shelving, original coving to ceiling

### LIVING ROOM

13' 9" x 12' 9" (4.19m x 3.89m) measurements into recess. PVC double-glazed window, original built in cupboard, gas stove effect fire in recess, radiator, laminate flooring, open through to;

### FULLY FITTED KITCHEN

13' 7" x 10' 8" (4.14m x 3.25m) Fitted wall and floor units including drawers, kickboard fan heater (remote controlled), black single drainer one and a half bowl sink unit with mixer tap, induction hob, built in double oven, integrated dishwasher, plumbed for automatic washing machine, under unit space for tumble dryer, concealed gas fired central heating boiler unit, tiled splash-backs, tiled floor, PVC double-glazed window, exterior door, vaulted ceiling with electrically operated double-glazed roof window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band B  
Blackburn with Darwen Borough Council  
C

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.

## 43 Park Road, Darwen

### FIRST FLOOR

Generous size landing, skylight, radiator

### BEDROOM 1

13' 9" x 10' 5" (4.19m x 3.18m) PVC double-glazed window, radiator, built in wardrobe with clothes hanging rail and shelving, coving to ceiling



### JUBIL FOUR-PIECE BATHROOM

Glazed and tiled corner shower enclosure, sunken bath, vanity wash hand basin with cupboards below, low-level W.C, spot-lighting, extractor, radiator

### BEDROOM 2

10' 6" x 10' 4" (3.2m x 3.15m) PVC double-glazed window, radiator, coving to ceiling



### BEDROOM 3

10' 7" x 7' 1" (3.23m x 2.16m) PVC double-glazed window, radiator, coving to ceiling



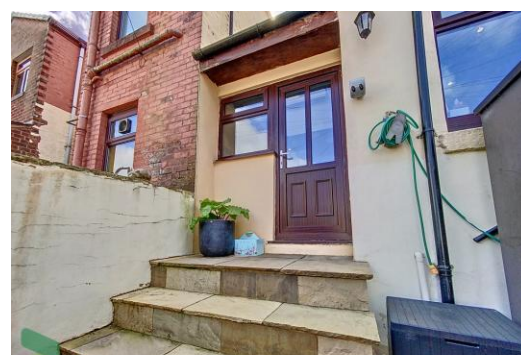
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### OUTSIDE

Small gated garden area to the front, enclosed 'L' shaped yard to the rear with store, new composite decking

### 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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