



# PROCTORS

ESTATE AGENTS

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**Garden Cottages, 3a Holden Fold, Darwen**

**£259,000**

## LOCATION

From Darwen town centre leave Duckworth Street, turn right onto Dove Lane, continue ahead onto Exchange Street, right onto Gordon Street, turn left onto Chapels Brow, turn right into Knowle Lane and continue ahead into Moor Lane, Holden fold is ahead and the property is on the right hand side.

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.





# Garden Cottages, 3a Holden Fold, Darwen

Dating back to circa 1850, Proctors Estate Agents are pleased to present to the market this unique delightful stone property. Originally two stone cottages (3a & 7a), they have been converted into a large three bedroom semi-detached family property, maintaining many original features, and providing comfortable family living. The accommodation briefly comprises an entrance vestibule leading to a spacious front lounge, stairs leading to two first floor bedrooms and a family bathroom. The fully fitted kitchen leads to a dining room, downstairs bathroom, and the second lounge, with stairs leading to the third bedroom on the first floor. All the property is complemented with UPVC double-glazing, gas central heating and Dual burner stove in 2nd lounge. Externally, to the front, there is a walled gated garden with driveway, leading to gated access, to a very private, South facing large, rear garden, with an Indian stone patio area, lawned area, raised beds and ornamental pond, with access to rear paved yard brick-built outbuilding. Internal inspection is highly recommended to fully appreciate this lovely, deceptive family home.

## ENTRANCE VESTIBULE

## LOUNGE

13' 4" x 13' 6" (4.06m x 4.11m) PVC double glazed window, real living flame gas fire in wood surround fireplace, laminate flooring, radiator (gas meter is located in this room).

## STAIR CASE LEADING TO TWO OF THREE BDRooms, FAMILY BATHROOM

Loft access.

## BEDROOM 1

13' 2" x 9' 1" (4.01m x 2.77m) Triple glazed window, radiator, walk in wardrobe/ dressing room.

## BEDROOM 2

13' 3" x 6' 8" (4.04m x 2.03m) Triple glazed window, radiator, triple door wardrobe.

## THREE PIECE FAMILY BATHROOM

W.C, hand wash basin, bath with shower over, fully tiled, heated towel rail, mirrored bathroom cabinet.

## KITCHEN

13' 9" x 13' (4.19m x 3.96m) Ample wall and floor units including drawers, extractor fan, stainless steel one and a 1/2 bowl single drainer sink unit with mixer tap, UPVC double glazed window, radiator, tiled splashbacks, tiled floor, original ceiling beams, breakfast bar, plumber for washing machine or dishwasher.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band A  
Blackburn with Darwen Borough Council  
E

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.

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### DINING ROOM

11' 5" x 9' 5" (3.48m x 2.87m) UPVC double glazed window, radiator, laminate flooring, feature stone wall, PVC double glazed rear door.

### THREE PIECE SHOWER ROOM

Adjacent to the dining room, with tiled walk-in rainforest shower, W/C, wash hand basin, laminate flooring, two PVC double glazed windows.

### SECOND LOUNGE

13' 2" x 15' 4" (4.01m x 4.67m) This very sunny second lounge has PVC wood effect double glazed doors overlooking the rear garden. Dual burner stove, laminate flooring, radiator, understairs storage cupboard (housing electric meter) and plumbed for washing machine.

### STAIRCASE LEADING TO FIRST FLOOR

Landing.

### BEDROOM 3

11' 5" x 14' 2" (3.48m x 4.32m) Radiator, Velux window, with ample eaves storage and shelving, gas fired central heating boiler unit.

### STORAGE SPACE INTO EAVES

### OUTSIDE

Walled front garden, with external double electric socket, adjacent to driveway with parking for 2/3 cars and gated access to the rear garden. Very private, south facing fenced extensive rear garden, with lawned area, raised beds and Indian stone patio area, with stone steps leading to the upper garden with ornamental pond. Wooden decking to the rear of the property accessed through the dining room and the second lounge. Two external electric sockets and external water tap. Access to additional rear paved yard with covered wood store and brick-built outbuilding. CCTV installed at the property with cameras at the front and rear.

### 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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Approximate net internal area: 1258.99 ft² / 116.96 m²  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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