



PROCTORS

ESTATE AGENTS

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Woodheys, 207 Tockholes Road, Darwen

Offers over £495,000

A rare opportunity to acquire a distinguished Edwardian semi-detached house, boasting an enviable location in the highly sought after residential area of Sunnyhurst with extensive views of the surrounding area, over Darwen Golf Club and beyond towards Pendle and the Yorkshires 3 peaks. This imposing property boasts spacious living accommodation, much improved but retaining original charm and character. There are two large reception rooms, a modern fully fitted kitchen, a separate utility room and a two-piece cloakroom on the ground floor. There are three first floor bedrooms, a large four-piece bathroom and a second floor bedroom. Externally there are garden areas to the front and rear and a new and long tarmac driveway, with parking for several vehicles leading to a recently constructed garage. Internal inspection is highly recommended to fully appreciate.



Woodheys, 207 Tockholes Road, Darwen

LOCATION

From Darwen town centre leave on Blackburn Road, turn left onto Earnsdale Road and continue into Sunnyhurst Lane, at the top turn left onto Tockholes Road the property is set back from the road on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease at approximately £7 p.a (the rent has never been collected). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Original coving to ceiling, half glazed door through to;

HALLWAY

PVC double-glazed window, radiator, spindled balustrade staircase (to first floor), original ornate coving to ceiling.

LOUNGE

16' 4" x 14' 2" (4.98m x 4.32m) PVC double-glazed bow window, marble fireplace, black high-gloss granite hearth, solid fuel burning stove, radiator, original coving to ceiling

DINING ROOM

15' 2" x 12' 0" (4.62m x 3.66m) PVC double-glazed double doors (to rear garden), radiator, original coving to ceiling

FULLY FITTED KITCHEN

19' 2" x 9' 3" (5.84m x 2.82m) High-gloss fitted wall and floor units including drawers, granite worktops, gas point for cooking range, black extractor hood, twin laid sinks and drainer, space and power point for 'American style' fridge-freezer, plumbed for dishwasher, vertical radiator, PVC double-glazed windows and French doors,

UTILITY ROOM

8' 6" x 6' 5" (2.59m x 1.96m) Fitted worktop and drawers, plumbed for automatic washing machine, space and power points for tumble dryer and fridge, PVC double-glazed window, tiled floor, built in cupboard, radiator

SEPARATE W/C

PVC double-glazed window, vanity wash hand basin with storage below, low level WC



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£7.00 per annum
Band E
Blackburn with Darwen Borough Council
D

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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FIRST FLOOR

Landing, spindled balustrade, original coving to ceiling

FAMILY BATHROOM

9' 7" x 9' 4" (2.92m x 2.84m) Free standing bath with shower attachment and mixer tap over, glazed and tiled shower enclosure, wall hung wash hand basin with drawer below, low level WC, vertical radiator, spotlighting, two PVC double-glazed windows, tiled walls and flooring



BEDROOM 1

16' 4" x 14' 2" (4.98m x 4.32m) Measurements into fitted wardrobes, PVC double-glazed bow window, original coving to ceiling, radiator



BEDROOM 2

15' 3" x 12' 0" (4.65m x 3.66m) PVC double-glazed window, radiator

BEDROOM 3

10' 11" x 7' 5" (3.33m x 2.26m) PVC double-glazed window, radiator, access via carpeted staircase to;



SECOND FLOOR

Spacious landing, radiator, eaves access, storage cupboard

BEDROOM 4

13' 5" x 13' 1" (4.09m x 3.99m) Measurements approximate. PVC double-glazed window, radiator, fitted wardrobes with sliding doors



OUTSIDE

Externally there are garden areas to the front and rear, flagged store to the front entrance, and a new and long tarmac driveway, with parking for several vehicles leading to;

GARAGE NEWLY BUILT

Up and over door

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.



Proctors Blackburn

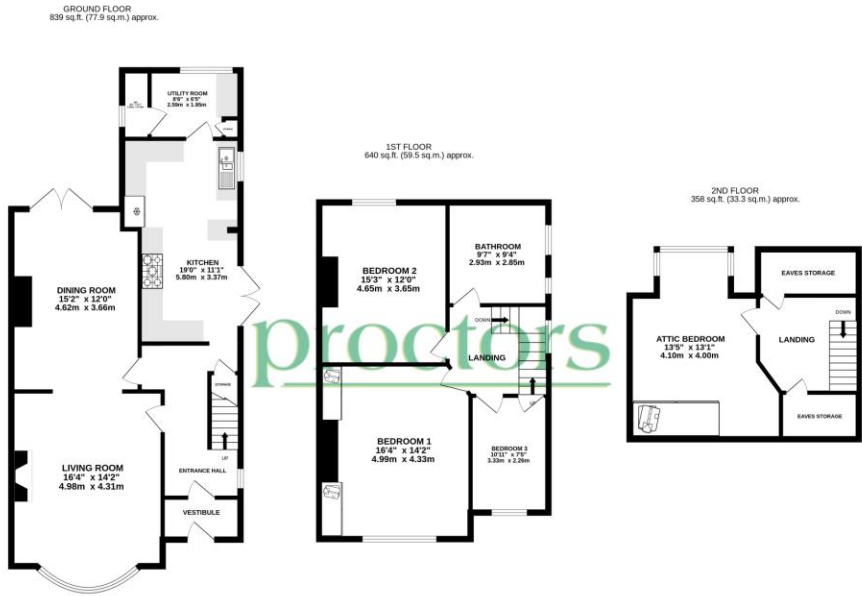
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