



## The Spinners, 253 Bolton Road, Darwen

Offers in the region of £350,000

A prominently situated detached property, recently used as a public house (still with licence) and enjoying a convenient location, approximately 1/2 a mile from Darwen town centre on the main A666. It enjoys open aspects to the rear over Ashton Park.

The accommodation is arranged over 3 floors. The ground floor has an open plan layout including a fully operational bar and lounge/ sitting area, there is also a commercial kitchen and w.c facilities. The lower floor has four basement rooms and all have external access. On the first floor there is a self contained apartment with four rooms, a fully fitted kitchen and three piece bathroom. Externally there is a beer garden with views over the park. There is a car park to the side. The property offers good potential for a variety of uses other than a public house, although it is fully equipped and licenced to continue as its previous use.



# 253 Bolton Road, Darwen

## GROUND FLOOR

### OPEN PLAN BAR AREA

43' x 29' (13.11m x 8.84m) Fully equipped bar, 6 PVC double glazed windows, wood flooring, wall lighting, radiators, speakers, CCTV

### W.C'S

Access to rear garden and verandah

### KITCHEN

14' x 10' (4.27m x 3.05m) Stainless steel wall cladding, work surfaces, stainless steel single drain sink unit, tiled floor, PVC double glazed window, re-roofed

### BASEMENT/CELLAR 1 - OVERALL

21' 8" x 15' (6.6m x 4.57m)

### BASEMENT/CELLAR 2

14' 7" x 13' 1" (4.44m x 3.99m)

### BASEMENT/CELLAR 3

13' 8" x 11' 11" (4.17m x 3.63m)

### BASEMENT/CELLAR 4

15' 5" x 13' 11" (4.7m x 4.24m) External access

## FIRST FLOOR

Landing, PVC double glazed window, loft access, radiator

### ROOM 1

15' 2" x 9' 6" (4.62m x 2.9m) Radiator, double glazed window

### ROOM 2

14' 5" x 11' 1" (4.39m x 3.38m) 2 x PVC double glazed windows, radiator

### ROOM 3

12' 1" x 9' 7" (3.68m x 2.92m) PVC double glazed window, radiator

### ROOM 4

15' 5" x 11' 10" (4.7m x 3.61m) PVC double glazed window, radiator, wood burning stove.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band  
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.

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### FULLY FITTED KITCHEN

14' x 8' (4.27m x 2.44m) Wall and floor units including drawers, built in double oven, hob, extractor fan, gas fired central heating boiler, fridge freezer, good outlooks.

### THREE PIECE BATHROOM

Panelled bath with shower attachment, wash basin, w.c, radiator, PVC double glazed window

### OUTSIDE

Car park, beer garden



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