



Affitto Estate Agents are proud to offer to the market this SPACIOUS, DETACHED FAMILY HOME with a large DRIVEWAY and GARAGE situated on approx. 0.18 acres of land! The property is in a desirable location opposite the grounds of Whitehall Park and has a balcony to the front. Don't miss out on this fantastic opportunity, contact us now!

The property has an appealing glass frontage which is the entrance of the property. Upon entering you are welcomed by a good-sized porch (11' 7" x 5' 3") which is bright and airy. This room also gives access to the garage.

Next up there is a LARGE lounge (17' 1" x 11' 6"). This room has a large window to the front of the property as well as floor to ceiling window to the back with the access door to the garden. It also has a central fireplace.

The dining room (10' 6" x 8' 11") has laminate flooring and benefits from large double patio doors facing the rear grounds. This area adds a warm atmosphere to the property and is a great space to entertain.

The dining room gives access to a good-sized kitchen. The kitchen (10' 6" x 9' 6") incorporates base and wall units as well as white appliances including hob, oven, washing machine and a fridge freezer. This room also gives access to the garden through the side door.

Downstairs there is also a separate W/C (6' 5" x 3' 6").

Upstairs there are THREE BEDROOMS and a family bathroom.

All bedrooms are bright and airy and come with built in wardrobes. All bedrooms are of an extremely large size and two of the bedrooms could be easily split to create a FIVE BEDROOM property which would add the value to this home. Sizes of two bedrooms are as follows: 17' 1" x 11' 8" & 10' 7" x 9' 3" .

The main bedroom (18' 11" x 10' 8") is very private and has windows to the rear of the property benefiting from beautiful garden views. This was previously two bedrooms which has been combined into one making this area extremely spacious.

The family bathroom (7' 0" x 5' 7") incorporates a toilet, a hand wash basin and a full-size bathtub with an overhead shower and finished with floor and wall tiles.

The balcony (9' 8" x 3' 8") is accessed from the upstairs landing (13' 11" x 6' 11" ) which is overlooking beautiful grounds of Whitehall Park. The balcony is a great space to have available and enjoy great views whilst having a peaceful break.

There is also an integral garage within the property which has lighting and power points. This room also is home to the gas boiler. The garage can also be accessed through the porch. In front of the garage there is a spacious driveway which offers space for up to THREE vehicles as well as a front garden.

There is a sizeable garden to the front and back which finishes off this property extremely well. This area is very private and enclosed by beautiful, mature trees. The rear garden also offers large patio area. At the end of the garden there is an additional land behind the trees.

This property is benefiting from gas central heating, integral garage, LARGE driveway and beautiful grounds.

This fantastic property also has a lot of potential and comes with plans drawn to extend/develop STPP. The drawing of a possible extension and a garden annex dwelling building is also included in the listing however, no planning permission has been applied for. Documents can be provided at a request. The interested party will need to enquire to Blackburn and Darwen Council directly for the planning permission. The property is offered for sale as a vacant possession with no upward chain!

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

