



**Manor Road, Darwen £679,950**

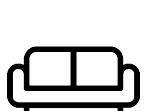
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**HUNTERS®**  
EXCLUSIVE

# Manor Road, Darwen

## DESCRIPTION

This beautiful, three-storey, Edwardian Villa epitomises everything you would want in a house today. Combining vintage original features with contemporary fixtures Manor Road oozes class. This one is special.

Built over 3,500 sq ft the property comprises; porch, grand entrance hall, lounge, dining room, open plan kitchen/family area, ground floor shower room & 2x utility rooms. The bulk of the ground floor is open plan, flooded with light from the stylish family area. To the first floor there is a stunning landing area giving access to five bedrooms, two bathrooms and a balcony seating area. The stairway continues to a 3rd floor where the sixth bedroom is located benefiting from multiple storage rooms. For those that might want extra space in future, there is planning permission valid until 2024 to extend living space over the balcony.

Externally the property is superb. With a range of colourful planters leading up alongside a private driveway. There is a good size lawn area and the house is kept private through surrounding tall trees and hedges. To the top of the driveway there is a double garage.

The house directly faces Bold Venture Park and its south-facing back garden nestles beneath Darwen Tower and the Moors, a highly sought after position which will rarely become available again. The house offers peace, quiet and a semi-rural lifestyle yet practical easy access into the town centre with easy transport links. Darwen is on a direct railway line to Manchester the centre of which is just 20 miles away; or in the other direction there is Clitheroe and the Ribble Valley. There are a range of local cafe's, an organic veg shop and restaurants in close proximity which are highly rated as well as some great schools, both primary & secondary.

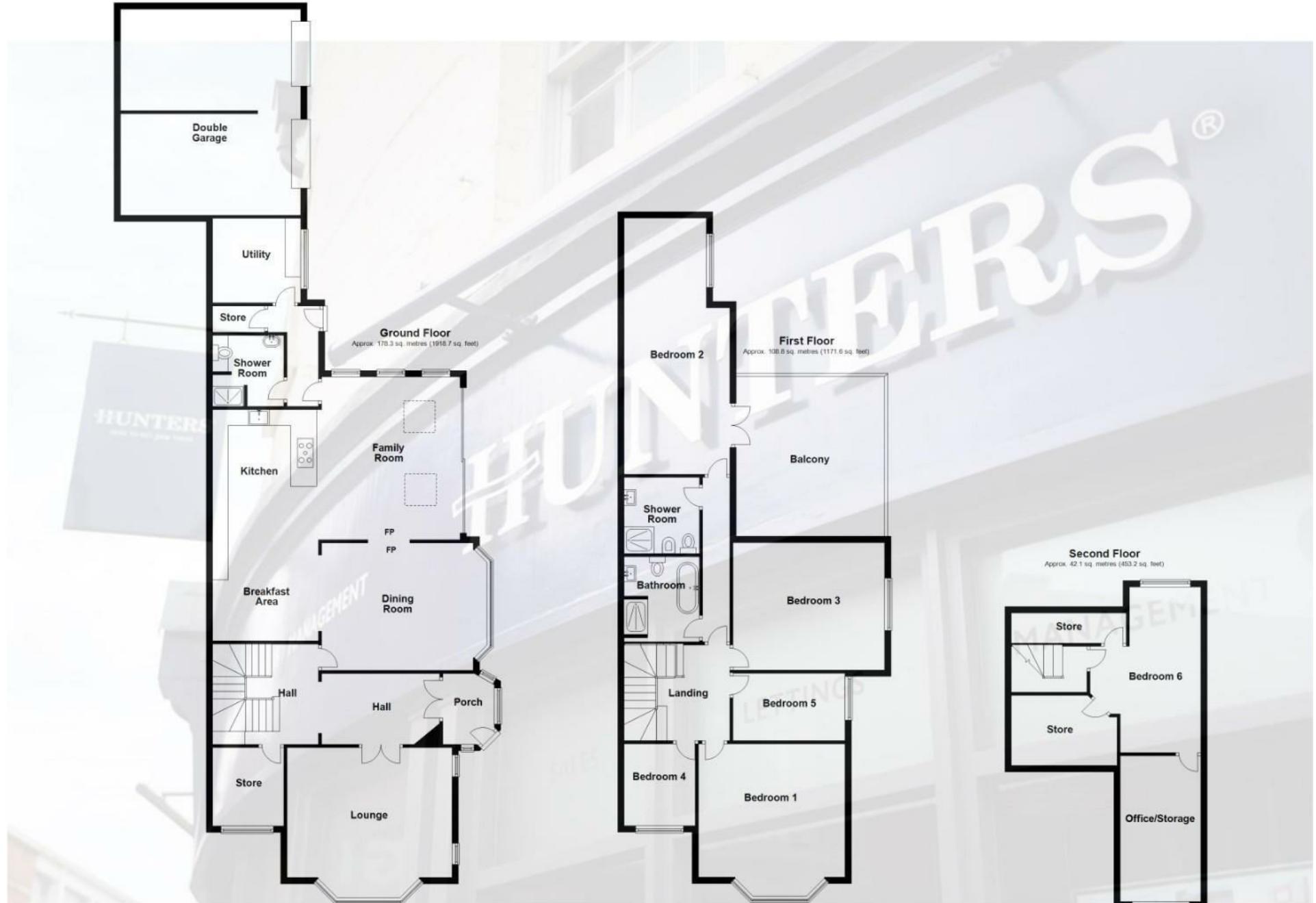
OUR THOUGHTS - 'It ticks every box needed for growing families, this is as good as it gets'



# ROOMS

Porch	Office/Store Room 16'4" x 7'5"
Hall 12'3" x 7'11"	Storage Room 11'1" x 7'4"
Lounge 17'3" x 12'8"	Double Garage 21'6" x 18'9"
Kitchen 22'4" x 10'9"	
Family Area 17'0" x 14'5"	
Ground Floor Shower Room 7'5" x 7'5"	
Utility Room 9'1" x 8'10"	
Store/Utility Room 8'7" x 7'3"	
Bathroom 8'10" x 8'7"	
Bedroom One 15'1" x 12'9"	
Bedroom Two 26'4" x 11'5"	
Bedroom Three 15'11" x 13'4"	
Bedroom Four 11'8" x 8'0"	
Bedroom Five 8'8" x 7'3"	
Shower Room 8'2" x 7'8"	
Bedroom Six (Top Floor) 16'11" x 11'7"	



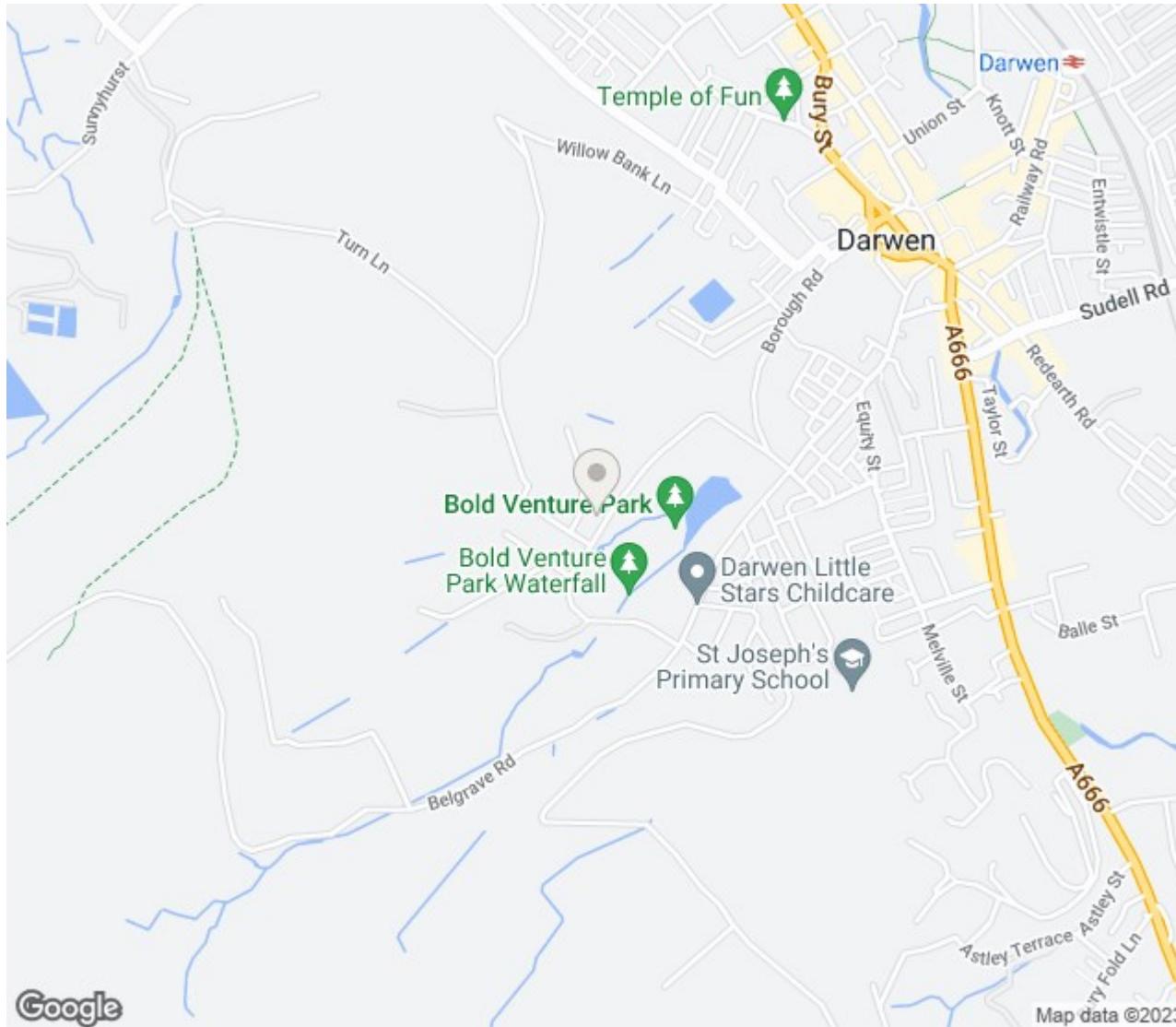


Total area: approx. 329.2 sq. metres (3543.5 sq. feet)

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Plan produced using PlanUp





#### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

