



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

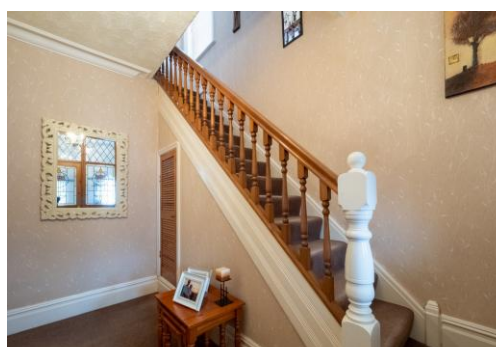


## 84 Sunnyhurst Lane, Darwen

(Offers Over) £240,000

An immaculately presented, mature semi-detached bay windowed house situated in this much sought after residential area of Sunnyhurst. The property has been lovingly maintained by the current owners and in our opinion offers family sized accommodation. Briefly comprises; entrance porch, hall, open plan lounge and dining room, separate fitted kitchen, first floor with two double bedrooms and a single bedroom along with a bright family bathroom with shower. The second floor offers a generous fourth bedroom that takes advantage of the pleasant outlooks. Benefits from gas central heating (the boiler was new approximately 24 months ago) and PVC double-glazed windows. Externally there are well maintained gardens to the front and rear and there is also a driveway. Viewing is recommended to fully appreciate the bright, spacious and immaculate accommodation on offer.

## LOCATION





84 Sunnyhurst Lane, Darwen

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane and the property is on the left-hand side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £4.00 pa.) Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC front door with double-glazed unit, tiled floor, feature stained glass leaded units and door through to;

ENTRANCE HALL

Radiator, spindled balustrade staircase to first floor, under stairs storage cupboard

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE

14' 4" x 12' 1" (4.37m x 3.68m) Measurements into recess and into PVC double-glazed bay window, feature fireplace with living flame gas fire, radiator, wall lights, coving to ceiling, open through to;

DINING ROOM

13' 10" x 12' 1" (4.22m x 3.68m) Coving to ceiling, radiator, PVC double-glazed double doors (to rear garden)

SEPARATE FITTED KITCHEN

10' 9" x 7' 8" (3.28m x 2.34m) Fitted wall and floor units including drawers, white single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in oven, plumbed for automatic washing machine, plumbed for dishwasher, under counter space for a fridge, tiled splash-backs, heated towel rail, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, spindled balustrade, PVC double-glazed window, radiator

BRIGHT FAMILY BATHROOM

'P' shaped panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled elevations, extractor, spotlighting, wood panelled ceiling, PVC double-glazed window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£4  
Band D  
Blackburn with Darwen Borough Council  
TBC

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.

## 84 Sunnyhurst Lane, Darwen

### BEDROOM 1

12' 10" x 12' 2" (3.91m x 3.71m) Measurements into recess. PVC double-glazed window (pleasant outlooks), radiator, built in cupboard

### BEDROOM 2

12' 10" x 12' 3" (3.91m x 3.73m) Measurements into recess. PVC double-glazed window, radiator

### BEDROOM 3

8' 5" x 7' 9" (2.57m x 2.36m) PVC double-glazed window, radiator, fitted wardrobes

### CARPETED STAIRCASE FROM LANDING TO SECOND FLOOR 4TH BEDROOM

15' 8" x 13' 1" (4.78m x 3.99m) PVC double-glazed window, radiator, large walk in storage cupboard with clothes hanging rail and eaves access

### OUTSIDE

Mature and established gardens to the front and rear, the latter is enclosed, has a paved patio, brick built store (houses gas fired central heating boiler) mature hedging, plants and shrubs

### DRIVEWAY

Can accommodate two small cars

### 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 Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

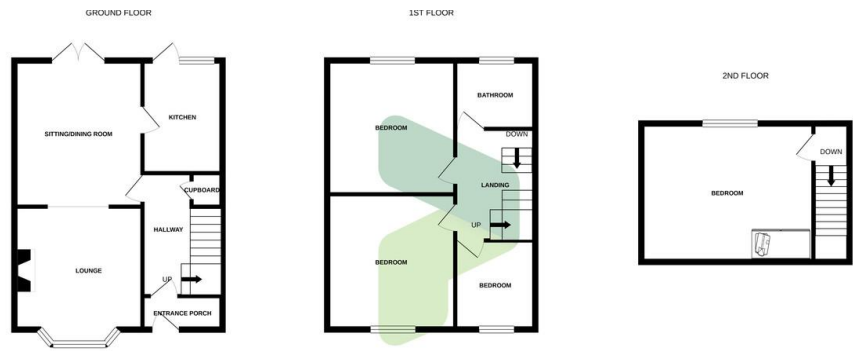
Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



84 Sunnyhurst Lane, Darwen



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Mapbox ©2021



Proctors Darwen  
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. darwen@proctorsstateagents.co.uk  
Web. proctorsstateagents.co.uk

%epcGraph\_c\_1\_198%