



PROCTORS

ESTATE AGENTS

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Sunnycroft, 208 Tockholes Road, Sunnyhurst, Darwen

O.I.R.O £380,000 Chain Free!

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 on the left-hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.



208 Tockholes Road, Sunnyhurst Darwen

Proctors are proud to be instructed with the sale of this beautiful mature semi-detached family home, situated in the prestigious area of Sunnyhurst. The property was extended in 2020 and in our opinion it offers stylish, modern-ready to move into living accommodation with the benefit of original period features throughout. Briefly comprises; entrance porch/boot room, hallway, elegant lounge with wood burning stove, stunning and generous size open plan dining kitchen and family room, in addition there is a utility room and a stylish three-piece shower room. The first floor has a main bedroom with fitted furniture, and two further bedrooms along with a stylish family bathroom with shower. In our opinion the property has been improved to a very standard with attention to detail throughout. Benefits included gas fired central heating system (boiler and radiators 2016), PVC double-glazed windows, 'Roc' front door, electrical re-wire, oak interior doors throughout. Externally there is a block-paved driveway for four vehicles, a 'Man cave/bar/party room', an outside home office, paved patio areas, sheltered lawn area, wood store and timber shed. Internal inspection is strongly recommended.

ACCOMMODATION

ENTRANCE PORCH

'Roc' front door, PVC double-glazed window, stone flooring, vertical designer radiator, oak and glazed interior door through to;

HALLWAY

Original coving and architrave to ceiling, two vertical designer radiators, carpeted staircase to first floor

LOUNGE

15' 1" x 12' 2" (4.6m x 3.71m) Measurements into chimney breast and into PVC double-glazed bay window (pleasant outlooks), wood mantle, inset wood burning stove, stone hearth, radiator, original coving to ceiling

OPEN PLAN DINING ROOM, BREAKFAST KITCHEN AND FAMILY ROOM

FULLY FITTED BREAKFAST KITCHEN

12' 7" x 10' 04" (3.84m x 3.15m) Fitted wall and floor units including drawers, breakfast bar, bespoke 'Iroko' oak worktops, white porcelain single drainer one and a half bowl sink unit with mixer tap, induction hob, large extractor hood, built in 'Bosch' double oven, built-in combination 'Bosch' microwave/oven, integrated dishwasher, tiled splash-backs, oak flooring, heating, space for 'American' style fridge-freezer, PVC double-glazed window, feature ceiling with recessed LED lighting and spotlighting, open through to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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.

208 Tockholes Road, Sunnyhurst Darwen

DINING ROOM

11' 1" x 12' 2" (3.38m x 3.71m) Oak flooring, radiator, under stairs storage cupboard with shelving and light, built in cupboard (houses gas fired central heating boiler unit)

FAMILY ROOM

16' 5" x 15' 7" (5m x 4.75m) Raised feature ceiling, oak flooring with under floor heating, two PVC double-glazed windows, PVC double-glazed patio door (to rear garden)

UTILITY ROOM

9' 3" x 6' 2" (2.82m x 1.88m) Fitted wall and floor units, plumbed for automatic washing machine, under counter space for tumble dryer, fitted clothes hanging rail, tiled flooring with under floor heating, double-glazed roof window, access to;

SHOWER ROOM

Fully tiled elevations, large shower area with glass screen, recessed shelving, pedestal wash hand basin, low level WC, heated towel rail, fully tiled elevations and floor (under floor heating), spotlighting

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

12' 11" x 12' 5" (3.94m x 3.78m) PVC double-glazed bow window (pleasant outlooks), fitted wardrobes (5 doors), radiator

BEDROOM 2

13' 9" x 8' 9" (4.19m x 2.67m) PVC double-glazed bow window (pleasant outlook), PVC double-glazed window, radiator

BEDROOM 3

8' 9" x 8' 3" (2.67m x 2.51m) PVC double-glazed window, radiator

FAMILY BATHROOM

'P' shaped panelled bath with shower, water fall tap and screen over, vanity wash hand basin with storage, low level WC, heated towel rail, feature panelling to dado height, tiled floor, feature ceiling with spotlighting, PVC double-glazed window



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OUTSIDE

To the front there is an easy to maintain garden area and driveway for four vehicles. To the rear there is a selection of paved patio areas (one has a children's slide), lawn area, a pergola, a wood store, mature shrubs, fencing, timber store, out door lighting system and....

GARAGE CONVERTED TO OFFICE

14' 9" x 8' 4" (4.5m x 2.54m) Neutral décor throughout, laminate flooring, storage area, power and lighting

MAN CAVE/PARTY ROOM/ BAR

10' 9" x 8' 1" (3.28m x 2.46m) PVC double-glazed double doors, fitted bar area

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.