



PROCTORS

ESTATE AGENTS

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68 Sunnyhurst Lane, Darwen

REDUCED £279,000

A superb mature semi-detached property enjoying the most enviable of location of Sunnyhurst. In our opinion this deceptively spacious property provides excellent family sized living accommodation with the benefit of three bedrooms (two are doubles with fitted furniture), four-piece family bathroom with shower, attractive lounge with bay window, dining room, morning room with bay window and a fitted kitchen. The current owners have lovingly maintained the property and have retained many original features, it is however a little dated in places and would be ideal for those looking to live in the property and gradually add their own personality. Gas central heating, mainly PVC double-glazing are both installed, in addition the gable end of the property was re-pointed approximately 3 years ago. Externally there are established gardens to front and rear along with a larger garage. Easy access to Sunnyhurst Woods, Darwen, Bolton and junction 4 M65. Viewing is a must!



68 Sunnyhurst Lane, Darwen

LOCATION

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 Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Feature stain glass units, tiled floor

HALLWAY

Original coving to ceiling, radiator, staircase to first floor, under stairs cloakroom and storage cupboard

SITTING ROOM

16' 4" x 13' (4.98m x 3.96m) Measurements into recess and into PVC double-glazed bay window, radiator, fireplace with electric fire, original coving to ceiling, picture rail

LIVING ROOM/DINING ROOM

16' 1" x 11' 6" (4.9m x 3.51m) Measurements into recess. Feature fireplace with electric fire, radiator, PVC double-glazed door to garden, serving hatch, original coving to ceiling

MORNING ROOM

9' 5" x 8' 6" (2.87m x 2.59m) Measurements into PVC double-glazed square bay window, radiator, built in cupboards (houses gas fired central heating boiler unit)

FITTED KITCHEN

14' 8" x 7' 4" (4.47m x 2.24m) Fitted wall and floor units including drawers, single drainer sink unit with mixer tap, electric hob, built in oven, extractor hood, plumbed for automatic washing machine and dishwasher, space for fridge and freezer, tiled splash-backs, tiled floor, radiator, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, PVC double-glazed window

BEDROOM 1

16' 7" x 11' 3" (5.05m x 3.43m) Measurements up to fitted wardrobes and into double-glazed bay window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
Blackburn with Darwen Borough Council
D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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BEDROOM 2

12' 9" x 10' 5" (3.89m x 3.18m) PVC double-glazed window, fitted wardrobes, electric fire, radiator loft access via drop-down ladder (boarded, light)

BEDROOM 3

8' x 6' 5" (2.44m x 1.96m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, mainly tiled elevations, PVC double-glazed window

OUTSIDE

Established gardens to the front and rear with patio, lawn, flowerbeds, vegetable plot and greenhouse

GARAGE

20' x 17' 6" (6.1m x 5.33m) PVC double-glazed window, electrically remote operated up and over door, single drainer sink unit, power and light

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.



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TOTAL FLOOR AREA: 1632 sq ft (149.8 sq m) approx.
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