



# PROCTORS

ESTATE AGENTS

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## 14 Davenham Road, Off Earnsdale Rd, Sunnyhurst, Darwen

Offers over £200,000

A garden fronted end terrace property situated in the quiet and convenient location of Sunnyhurst, in our opinion, the property provides very spacious and well presented family sized living accommodation. The property briefly comprises of; entrance hall, attractive living room with bay window and feature fireplace, spacious dining room with double doors to rear yard, a separate fully fitted kitchen with built in appliances, first floor; three bedrooms (two are doubles) and a three piece family bathroom, carpeted staircase from the first floor landing gives access to a very large double bedroom with an en suite shower room. Benefits from gas central heating (boiler new 2022), PVC double-glazed windows (most have interesting views over Darwen), ground floor has very practical 'Karndean' flooring where stated. Internal inspection extremely recommended for purchasers looking for a 'ready to move into spacious home'!





# 14 Davenham Road, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left into Earnsdale Road, left into Davenham Road and the property is on the left hand side.

## TENURE

We are advised by the vendor that the property is 999 year Leasehold with no payments requested. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE HALL

PVC front door with double-glazed units, 'Karndean' flooring, radiator, coving to ceiling, carpeted staircase to first floor

### LIVING ROOM

15' 6" x 12' 3" (4.72m x 3.73m) Measurements into recess and into PVC double-glazed bay window, PVC double-glazed window, wall mounted gas fire, 'Karndean' flooring, coving to ceiling

### DINING ROOM

14' 7" x 12' 6" (4.44m x 3.81m) Measurements into recess. 'Karndean' flooring, radiator, PVC double-glazed double doors

### SEPARATE FULLY FITTED KITCHEN

9' 5" x 7' 2" (2.87m x 2.18m) Fitted wall and floor units including drawers, single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in new under oven, stainless steel extractor hood, tiled splashbacks, plumbed for automatic washing machine, radiator, spotlighting to ceiling, under stairs storage cupboard, PVC double-glazed window

### FIRST FLOOR

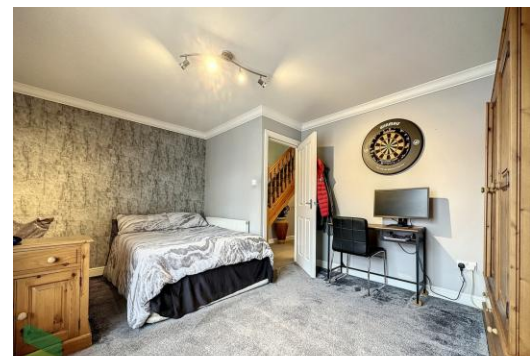
Landing, spindled balustrade

### BEDROOM 2

16' x 11' 5" (4.88m x 3.48m) PVC double-glazed window, radiator, coving to ceiling

### BEDROOM 3

10' 4" x 9' 9" (3.15m x 2.97m) PVC double-glazed window, radiator, coving to ceiling



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band B  
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.

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### BEDROOM 4 (CURRENTLY USED AS A CRAFT ROOM)

9' 9" x 7' 9" (2.97m x 2.36m) PVC double-glazed window, radiator, coving to ceiling



### FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window, part tiled elevations, spotlighting to ceiling



### SECOND FLOOR BEDROOM SUITE

Carpeted staircase from first floor landing



### BEDROOM 1

20' 8" x 10' 7" (6.3m x 3.23m) Eaves access, double-glazed roof window with blind, radiator

### EN SUITE SHOWER

Glazed and tiled shower enclosure, pedestal wash hand basin, low Level WC, PVC double-glazed window, radiator, extractor fan, spotlighting, built in cupboard (houses gas fired central heating boiler unit)



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### OUTSIDE

Small garden areas to the front and side. Enclosed paved yard to the rear with astroturf, timber shed, water tap and power points

### 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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