



# PROCTORS

ESTATE AGENTS

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## 77 Earnsdale Road, Darwen

Offers over £220,000

A very attractive, modern detached true bungalow in this highly sought after residential area adjacent to Sunnyhurst Woods. The well maintained accommodation has a spacious lounge with adjoining conservatory which leads to the fabulous rear garden which borders the woods at the rear. There is a fully fitted kitchen, two double bedrooms (one with fitted wardrobes) and a three-piece shower room. It has gas central heating and PVC double-glazed windows. There is a large driveway to the front leading to the attached garage.

### TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease, approximately £13 pa.) Any prospective purchaser should seek clarification from their solicitor.





## 77 Earnsdale Road, Darwen

### ACCOMODATION

#### ENTRANCE HALL

Radiator, laminate flooring, built in cupboard, loft access with pulldown ladder to part boarded loft

#### LOUNGE

20' 6" x 10' 10" (6.25m x 3.3m) Wood burning/solid fuel stove, two radiators, wall lighting, PVC double-glazed window and French doors, radiator

#### CONSERVATORY

13' 0" x 9' 4" (3.96m x 2.84m) PVC double-glazed windows and French doors, radiator

#### FULLY FITTED KITCHEN

11' 4" x 10' 1" (3.45m x 3.07m) Wall and floor units including drawers, built in oven, gas hob, extractor, wine rack, stainless steel single drainer sink unit, built in fridge/freezer, gas fired central heating boiler unit, PVC double-glazed window, radiator

#### BEDROOM 1

10' 11" x 11' 4" (3.33m x 3.45m) Fitted wardrobe, PVC double glazed window

#### BEDROOM 2

8' 7" x 8' 3" (2.62m x 2.51 m) PVC double glazed window, radiator

#### THREE PIECE SHOWER ROOM

Walk in shower, wash hand basin, W/C, radiator/heated towel rail, tiled walls and flooring

#### ATTACHED GARAGE

17' 3" x 8' 8" (5.26m x 2.64m) Driveway to the front

#### GARDEN

Matured garden areas bordering Sunnyhurst Woods to the rear, flagged patio

#### 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.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band C  
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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