



# PROCTORS

ESTATE AGENTS

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## 63 Sunnyhurst Lane, Darwen

£280,000

A distinguished mature semi-detached house, situated in this highly sought-after locality directly bordering Sunnyhurst Woods to the rear. It provides generous family sized living accommodation arranged over two floors. The property enjoys many period features throughout and is in need of sympathetic renovation. Briefly comprises; entrance vestibule with feature leaded stained glass, hallway with original spindled balustrade, sitting room with bay window overlooking the private rear garden and woods beyond, living/dining room with squared bay window, fitted kitchen, utility room, shower room, first floor provides three good size bedrooms (the main bedroom has a bay window overlooking the rear garden and woods beyond) and a five-piece family bathroom. Benefits from gas central heating, a mix of PVC double-glazed, wood framed double-glazed and single-glazed windows. Externally there is off road parking for two cars to the front, a double garage, brick built store, mature plants and shrubs. Viewing highly recommended for buyers looking for a project!



## 63 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 right-hand side.

### TENURE

To be advised

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Tiled floor, picture rail with ornate frieze above, leaded stained glass panelling and door through to;

#### SITTING ROOM

16' 6" x 13' 7" (5.03m x 4.14m) Measurements into recess and into PVC double-glazed bay window, gas fire, wall lights, picture rail, original coving to ceiling

#### LIVING ROOM/DINING ROOM

16' 9" x 12' 8" (5.11m x 3.86m) measurements into recess and into squared bay window, feature fireplace, electric fire, radiator, picture rail, original coving to ceiling

#### FITTED KITCHEN

12' 2" x 12' 1" (3.71m x 3.68m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in 'Neff' oven, extractor hood, tiled worktops, tiled splash-backs

#### UTILITY ROOM

12' 2" x 7' 2" (3.71m x 2.18m) Plumbed for automatic washing machine, space for tumble dryer, radiator, double-glazed window, exterior door

#### SHOWER ROOM

Glazed and tiled shower enclosure, wash hand basin, low level WC, radiator, double-glazed window, fitted cupboards

#### FIRST FLOOR

Landing, spindled balustrade, skylight, radiator, picture rail

#### BEDROOM 1

16' 5" x 16' 2" (5m x 4.93m) Measurements into PVC double-glazed bay window (facing the woods), fitted wardrobes (eight doors and cupboards)



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.

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above), radiator, picture rail, original coving to ceiling

### BEDROOM 2

14' 2" x 12' 7" (4.32m x 3.84m) Double-glazed window, radiator

### BEDROOM 3

12' 3" x 8' 7" (3.73m x 2.62m) Single-glazed window, radiator

### FIVE PIECE FAMILY BATHROOM

Panelled bath, glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, bidet, electric shaver point, original built in cupboards, two double-glazed windows

### OUTSIDE

The beautiful rear garden directly borders Sunnyhurst Woods, in addition there is a brick built store attached to the house, garden area to the side and to the front there is a block-paved driveway for two cars leading to;

### DOUBLE GARAGE

20' 5" x 16' 3" (6.22m x 4.95m) Up and over door, power, light, window and side door

### 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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