



# PROCTORS

ESTATE AGENTS

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**Earnsdale House, Earnsdale Road, Darwen**

**£385,000**

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road and the property is on the right hand side (close to the turning into Halley Road).

## TENURE

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





## Earnsdale Road, Darwen

Earnsdale House is a mature substantial detached property which is located on this most sought after location and occupies an enviable position overlooking Sunnyhurst Woods. In our opinion the property would benefit from modernisation, however, it offers enormous potential to add significant value. The accommodation briefly comprises, entrance vestibule, spacious entrance hall, sitting room with bow window, living room with feature fireplace and patio doors to privately enclosed patio, dining room open through to a conservatory with solid fuel burning stove and advantage of the private outlooks, fully fitted breakfast kitchen with breakfast bar and granite worktops, utility/boot room, first floor, four double bedrooms, the main bedroom has a bow window, fitted furniture and a three-piece en-suite wet room, the family bathroom has a free standing bath and there is an additional wet room with shower. Gas central heating and PVC double-glazed windows are installed throughout. Outside there is a small garden area to the front along with block-paved driveway, to the rear there is a large patio with wrought iron railings that border a wilderness of garden that is privately enclosed. The property borders Sunnyhurst Woods and Moorlands walks are on the doorstep. Local shops and amenities are within a short walking distance. There is a good range of nursery primary and secondary schools within the area. There is a good access route to the M65 motorway link, making travelling to towns/cities such as; Bolton, Preston, Manchester very convenient.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC double-glazed window, stained glass leaded front door with matching stained glass panel above, glazed double doors through to;

#### ENTRANCE HALL

Spindled balustrade staircase to first floor, 'Karndean' flooring, radiator, picture rail

#### CLOAKROOM/WC

PVC double-glazed window, high-level WC, pedestal wash hand basin, heated towel rail, wall panelling to dado rail

#### SITTING ROOM

15' 9" x 14' 9" (4.8m x 4.5m) Measurements into recess and into PVC double-glazed bow window, feature fireplace with marble inset and hearth, radiator, PVC double-glazed window



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band E  
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.

## Earnsdale Road, Darwen

### LIVING ROOM

15' 9" x 14' 9" (4.8m x 4.5m) Measurements into recess. PVC double-glazed window, feature fireplace with marble inset and hearth, living flame gas fire, original coving to ceiling, ceiling rose, picture rail with ornate frieze above, PVC double-glazed double doors (to rear patio)

### DINING ROOM OPEN THROUGH TO CONSERVATORY

### DINING ROOM

11' 3" x 9' 8" (3.43m x 2.95m) 'Karndean' flooring, picture rail, coving to ceiling, radiator, open through to;

### CONSERVATORY

15' 7" x 15' 4" (4.75m x 4.67m) PVC roof, PVC double-glazed windows, feature solid fuel burning stove and glass hearth, PVC double-glazed exterior door, PVC double-glazed double doors to rear patio

### FULLY FITTED BREAKFAST KITCHEN

19' 2" x 8' 8" (5.84m x 2.64m) Fitted wall and floor units including drawers, granite worktops, bottle racks, 'Villeroy and Bosch' butler style sink with mixer tap, gas point for cooking range, extractor hood, space for fridge-freezer, large walk in cupboard (ideal as a pantry), large breakfast bar with granite worktop, three PVC double-glazed windows

### UTILITY/BOOT ROOM

7' 6" x 3' 8" (2.29m x 1.12m) Plumbed for automatic washing machine, wall mounted gas fired central heating boiler, PVC exterior door with double-glazed unit

### FIRST FLOOR

Landing with spindled balustrade, PVC double-glazed window, original coving to ceiling

### SHOWER WET ROOM

Fully tiled elevations and floor, shower, spotlighting

### BEDROOM 1

15' 9" x 11' 6" (4.8m x 3.51m) Measurements into PVC double-glazed bow window, floor to ceiling fitted wardrobes including mirrored doors and LED lighting, radiator, ceiling rose

### EN SUITE WET ROOM

PVC double-glazed window, fully tiled elevations and floor, wall hung low level WC, wall mounted shower and shower attachment, wall hung vanity basin with storage below and wall mounted mirrored cabinet above, heated towel rail,



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## Earnsdale Road, Darwen

### BEDROOM 2

14' 9" x 9' 7" (4.5m x 2.92m) PVC double-glazed window, radiator, fitted cupboards, 'Karndean' flooring

### BEDROOM 3

9' 8" x 9' 4" (2.95m x 2.84m) PVC double-glazed window, radiator, fitted furniture including dressing table with drawers, 'Karndean' flooring

### BEDROOM 4

9' 8" x 8' 1" (2.95m x 2.46m) Two PVC double-glazed windows, radiator, coving to ceiling

### FAMILY BATHROOM

Free standing bath claw feet, feature vanity wash hand basin with storage below, low level WC, radiator, 'Travertine' floor and wall tiles, PVC double-glazed window

### OUTSIDE

Double wrought iron gates to block-paved driveway and small garden area to the front. Two side gates accessing the rear where there is a large paved patio with wrought iron railings that overlook a wilderness of garden. The extensive rear garden offers massive potential for someone with a willingness to embark on a project. To one side of the house there is additional off road parking and a garage with up and over 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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