



## 1 Sunnyhurst Close, Darwen

Offers over £300,000

A very impressive and extended semi-detached house, enjoying a quiet cul de sac location in the sought after area of Sunnyhurst with easy access to both moorland walks and town centre amenities. The generous size living accommodation is arranged over two floors and is versatile for purchasers requiring extra bedrooms, studies or playrooms. The accommodation briefly comprises; spacious entrance vestibule, an impressive open plan lounge, dining area and excellent fully fitted contemporary breakfast kitchen with large island, bi-fold doors (to the rear garden) and concealed access to a utility. A separate family room with bi-folding doors and a ground floor double 3rd bedroom/snug along with a stylish four-piece bathroom (at the asking price, the vendor is prepared to turn this into a en suite by adding a door to the 3rd bedroom). In our opinion the property is immaculately presented with a modern and homely theme throughout. Most rooms have lots of natural daylight and have a bright and airy feel. Benefits also from gas central heating and PVC double-glazed windows and bi-folds. Viewing is a must!





# 1 Sunnyhurst Close, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road and after the bend in the road turn right into Sunnyhurst Close and the property is on the left hand side.

## TENURE

To be advised

## ACCOMMODATION

### ENTRANCE VESTIBULE

13' 9" x 6' 9" (4.19m x 2.06m) PVC double-glazed double front doors, two double-glazed roof windows, tiled floor, radiator, half glazed double interior doors through to;

### OPEN PLAN LOUNGE, DINING AREA AND FULLY FITTED BREAKFAST KITCHEN

28' 6" x 18' 7" (8.69m x 5.66m) The measurements are approximate, please refer to the floorplans. Laminate flooring, open tread staircase with glass balustrade (to first floor), three radiators, two PVC double-glazed windows, PVC double-glazed bi-fold doors (to rear garden), large PVC double-glazed lantern roof, large breakfast island with seating area, induction hob and inset stainless steel extractor hood with spotlighting above, fitted contemporary wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated fridge-freezer, concealed access through to;

### UTILITY

9' x 2' 8" (2.74m x 0.81m) Wall mounted gas fired central heating boiler unit (approximately 2 years old), plumbed for automatic washing machine, spotlighting to ceiling

### CONTEMPORARY 4 PC BATHROOM

Panelled bath with mixer tap, large walk in shower, combination unit with wash hand basin and low level WC, three double mirrored wall mounted units, heated towel rail, high-gloss flooring, fully tiled elevations, spot-lighting and extractor fan. The vendor is prepared to install a door giving access to the ground floor bedroom (at the asking price)

### BEDROOM 3/SNUG

0' x 0' 0" (0m PVC double-glazed window, radiator, laminate flooring

### FAMILY ROOM (COULD SERVE SEVERAL USES)

21' 9" x 10' 6" (6.63m x 3.2m) PVC double-glazed bi-fold doors (to the front), PVC double-glazed exterior door (to rear garden)

## FIRST FLOOR



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
Band C  
Blackburn with Darwen Borough Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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Spacious landing, built in storage cupboard, eaves access, fitted work station, PVC double-glazed window (open aspects)

### BEDROOM 1

17' 4" x 11' 3" (5.28m x 3.43m) PVC double-glazed window (open aspects to the front), PVC double-glazed window (overlooks the rear), radiator, spotlighting to ceiling, access to;

### 'JACK AND JILL' EN SUITE SHOWER ROOM

Glazed and tiled corner shower enclosure, wall hung vanity wash hand basin with drawers below, low level WC, heated towel rail, PVC double-glazed window, fully tiled elevations, spotlighting and extractor fan, access through to;

### BEDROOM 2

10' 1" x 8' 3" (3.07m x 2.51m) PVC double-glazed window, radiator

### OUTSIDE

Large block-paved driveway to the front to accommodate 4 cars along with a small garden area. To the rear there is an easy to maintain garden area with 'Indian' stone paving, flower bed and timber fencing



### 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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