



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



70 Sunnyhurst Lane, Darwen

Offers over £285,000

This outstanding semi-detached house has enviable elevated position in the sought after Sunnyhurst area. Over the years the owners have improved the living accommodation throughout to offer tasteful and stylish living. It now provides large, modern family sized living accommodation with a stylish contemporary theme throughout. Briefly comprises; spacious and bright porch, entrance hall with oak and glass balustrade, elegant dining/sitting room, stunning open plan lounge with multi fuel burning stove and sun lounge/study with large glass roof allowing lots of natural light to flow through, impressive fully fitted dining kitchen with high-shine units and integrated appliances along with a useful rear porch/boot room with dual access. First floor provides a bright four-piece family bathroom with underfloor heating and three bedrooms (two are doubles and have a range of contemporary fitted furniture). Benefits from gas central heating and PVC double-glazed windows. Externally there is an easy to maintain front garden along with a block-paved driveway and a large and beautiful child friendly enclosed garden to the rear



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with a choice of patio areas. In addition there is a garage on a separate plot. Viewing is strongly recommended!

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 left-hand side.

TENURE

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

ACCOMMODATION

ENTRANCE PORCH

PVC double-glazed front door, PVC double-glazed windows, tiled floor, glazed door through to;

ENTRANCE HALL

Solid wood flooring, oak and glass balustrade staircase to first floor

DINING ROOM/SITTING ROOM

14' 6" x 13' 5" (4.42m x 4.09m) Measurements into PVC double-glazed bay window, inset log effect electric fire, radiator, original coving to ceiling, ornate frieze, picture rail, glazed double oak doors through to;

LOUNGE

13' 4" x 11' 8" (4.06m x 3.56m) Limestone mantle, matching limestone inset with 'Clearview' multi fuel burning stove inset spotlights, solid wood flooring, original coving, picture rail, ornate frieze, open through to;

SUN LOUNGE/STUDY

11' 7" x 9' 3" (3.53m x 2.82m) Double-glazed 'self cleaning' roof, PVC double-glazed double doors (to rear garden), column radiator

FITTED DINING KITCHEN

27' 7" x 7' 7" (8.41m x 2.31m) High-gloss fitted wall and floor units including drawers, wine racks, black single drainer one and a half bowl sink unit with mixer tap, electric hob, built in double oven, stainless steel and glass extractor hood, two integrated fridges, integrated automatic washing machine, integrated tumble dryer, integrated "Neff" dishwasher, tiled splash-backs, concealed Baxi gas fired central heating boiler unit (approximately 6 years old and annual service history), two PVC double-glazed windows, under stairs storage cupboard with light, PVC double-glazed window and tiled flooring, door through to;

REAR PORCH/BOOT ROOM



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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14' 6" x 3' 9" (4.42m x 1.14m) PVC roof, PVC double-glazed windows, two PVC double-glazed double exterior doors

FIRST FLOOR

Landing, PVC double-glazed window, picture rail, glass and oak balustrade

BEDROOM 1

14' 7" x 13' (4.44m x 3.96m) Measurements into PVC double-glazed bay window, floor to ceiling fitted wardrobes, matching dressing table with lighting, glass shelving and mirror, new carpet, radiator, picture rail

BEDROOM 2

13' 2" x 11' 9" (4.01m x 3.58m) Fitted furniture including wardrobes, storage cupboards and shelving, radiator, PVC double-glazed window, loft access via drop down ladder (mainly boarded and a light)

BEDROOM 3

8' 6" x 6' 6" (2.59m x 1.98m) PVC double-glazed window, radiator, spotlights

BRIGHT FAMILY BATHROOM

Large walk in shower, panelled bath with mixer tap, wall hung vanity basin with storage below, low level WC, fully tiled elevations, tiled floor with underfloor heating, acrylic panelled ceiling with spotlighting and extractor fan, PVC double-glazed window

OUTSIDE

Small garden area to the front and block-paved driveway for one car. To the rear there is a larger than average landscape garden with 'Indian stone' paved patio, lawn area, flower beds with established plants and shrubs

GARAGE

The up and over door needs replacing. Situated on a separate plot, 999 year leasehold minimal ground rent never collected (absentee landlord). It is located on a slip road next to 66 Sunnyhurst Lane.

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.



Proctors Darwen

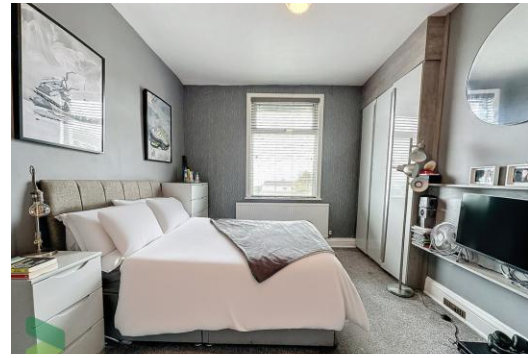
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