



PROCTORS

ESTATE AGENTS

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60 Earnsdale Road, Darwen

Offers over £215,000

An excellent family property situated in this highly sought after residential area adjacent to Sunnyhurst Woods. This superb garden fronted end of terrace provides spacious living accommodation which is in immaculate condition throughout. It has two large reception rooms, a spacious fully fitted kitchen, three bedrooms (one with fitted wardrobes), an attractive two-piece bathroom with shower and a separate W/C. It is tastefully decorated in a contemporary style throughout with gas central heating and PVC double-glazing. There is a flagged rear courtyard which has access into the garage. There is ample parking to the front, side and the garage. We strongly recommend internal inspection to fully appreciate.



60 Earnsdale Road, Darwen

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 left hand side.

TENURE

We are advised by the vendor that the property is Leasehold (ground rent is approximately £2.50 per annum). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Attractive leaded door to;

ENTRANCE HALL

Laminate flooring, radiator

LOUNGE

17' 6" x 12' 0" (5.33m x 3.66m) Measurements into PVC double-glazed bay window, living flame gas fire in modern fire surround with black hearth, radiator

DINING ROOM

16' 3" x 12' 7" (4.95m x 3.84m) PVC double-glazed French doors, PVC double-glazed window, radiator, laminate flooring, understairs storage cupboard

FULLY FITTED KITCHEN

14' 4" x 9' 3" (4.37m x 2.82m) Wall and floor units including drawers, built-in double oven, five plate gas hob, built-in fridge/freezer, integrated dishwasher, wine cooler, spot-lighting, radiator, laminate flooring, PVC double-glazed window, door to (rear yard)

FIRST FLOOR

Landing, spindled balustrade, storage cupboard, radiator

BEDROOM 1

13' 9" x 12' 11" (4.19m x 3.94m) Measurements plus fitted wall to wall wardrobes, matching dressing table unit, PVC double-glazed window, radiator

BEDROOM 2

11' 10" x 9' 9" (3.61m x 2.97m) PVC double-glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2.50 per annum
Band B
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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BEDROOM 3

9' 8" x 9' 3" (2.95m x 2.82m) PVC double-glazed window, radiator, gas fired central heating boiler unit

TWO-PIECE BATHROOM

Panelled bath with shower and screen, wash hand basin, PVC double-glazed window, chrome heated towel rail, fully tiled walls and flooring, PVC double-glazed window

SEPARATE W/C

Low-level W.C, half tiled walls, tiled flooring, PVC double-glazed window

OUTSIDE

Flagged rear courtyard with access to:

GARAGE

19' 5" x 10' 3" (5.92m x 3.12m) Plumbed for automatic washing machine



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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