



## Plots 2 & 3 Salisbury Road (Off Earnsdale Road), Sunnyhurst

£240,000

A brand new three storey house situated on this small and new development in the highly sought after Sunnyhurst. The accommodation comprises, entrance hall, cloakroom/WC, impressive open plan lounge and fitted dining kitchen, first floor, family bathroom, two bedrooms, second floor generous size master bedroom, en suite shower room and dressing room/home office. Lang Estates Ltd has built its strong reputation over the last 17 years, by creating stylish and spacious family homes that meet the lifestyle demands of modern living. Their Sunnyhurst development of 11 plots, reflect the high quality they demanded and Proctors are pleased to offer for sale the two house types available, type 7 (four bedrooms) and type 8 by appointment.



# Salisbury Road, Sunnyhurst, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road, turn left into Salisbury Road (just after Shaftesbury Ave) and the development 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. NO

## SERVICE CHARGES

## ACCOMMODATION

### ENTRANCE HALL

Composite front door with double-glazed units, radiator, staircase to first floor, large storage cupboard

### CLOAKROOM/WC

Wash-hand basin, low level WC, radiator, part tiled elevations, tiled floor

## OPEN PLAN LOUNGE AND FITTED KITCHEN

### LOUNGE

15' 9" x 13' 4" (4.8m x 4.06m) PVC double-glazed double doors (to rear garden), open plan through to;

### FITTED DINING KITCHEN

12' 1" x 8' 3" (3.68m x 2.51m) New contemporary fitted wall and floor units including drawers, single drainer sink unit with mixer tap, induction hob, built in oven, extractor hood

## FIRST FLOOR

Landing



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band  
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 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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### FAMILY BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, PVC double-glazed window, heated towel rail, part tiled elevations, tiled floor

### BEDROOM 2

15' 6" x 10' 9" (4.72m x 3.28m) Two PVC double-glazed windows, two radiators

### BEDROOM 3

15' 6" x 10' 1" (4.72m x 3.07m) Two PVC double-glazed windows, two radiators

### SECOND FLOOR

Staircase from first floor to second floor, landing

### MASTER BEDROOM/SUITE

16' 1" x 15' 7" (4.9m x 4.75m) Two double-glazed escape windows, radiator, spotlighting to ceiling

### DRESSING ROOM/HOME OFFICE

9' 3" x 8' 7" (2.82m x 2.62m) Double-glazed roof window, radiator, eaves access

### EN SUITE SHOWER ROOM

Shower enclosure, low level WC, wash hand basin, double-glazed roof window, heated towel rail, part tiled elevations, tiled floor, extractor fan

### OUTSIDE

Off road parking to the front for two cars and an enclosed garden to the rear

### 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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