



PROCTORS

ESTATE AGENTS

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15 Sunnymere Drive, Darwen

Offers Over £200,000

An impressive link-detached house, situated in this popular cul-de-sac in the sought after area of Sunnyhurst. There are three bedrooms (one is currently used as a study) and a three-piece shower room. On the ground floor there is an entrance porch, open plan lounge and dining room with dual aspect windows, fully fitted kitchen with white high gloss units, utility area and a separate WC. It enjoys neutral décor throughout, has gas central heating and PVC double-glazed windows (new and certified 2023). Externally there are low maintenance gardens to the front and rear along with a block-paved driveway to a single garage with electrically operated remote controlled door. The property is convenient for all local amenities within the area and also for the town centre, surrounding towns and the motorway network.



15 Sunnymere Drive, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Avondale Road continue across the junction with Harwood Street, Sunnymere Drive is at the very top, turn left 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

Composite front door, double-glazed unit, new interior door through to;

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE

14' 6" x 14' (4.42m x 4.27m) PVC double-glazed window, radiator, laminate flooring, stone built fireplace, gas fire, storage cupboard, open through to;

DINING ROOM

9' 8" x 8' 2" (2.95m x 2.49m) PVC double-glazed window, laminate flooring, radiator

FULLY FITTED KITCHEN

9' 10" x 8' 5" (3m x 2.57m) Fitted white high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas point for cooker, radiator, PVC double-glazed window, PVC exterior door (to rear garden), interior door through to; UTILITY

UTILITY AREA

4' 11" x 4' 9" (1.5m x 1.45m) PVC double-glazed window, plumbed for automatic washing machine, door through to;

CLOAKROOM/WC

PVC double-glazed window, low level WC

FIRST FLOOR

Landing, PVC double-glazed window, loft hatch

SHOWER ROOM

Glazed and tiled corner shower enclosure, wall hung wash hand basin, low level WC, heated towel rail, PVC double-glazed window, spotlighting to ceiling, fully tiled elevations, tiled floor



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band D
Blackburn with Darwen Borough Council
C

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 1

11' 1" x 10' 8" (3.38m x 3.25m) Measurements up to fitted wardrobes (8 doors), fitted bedside units, fitted cupboards over the bed area, fitted drawer unit, PVC double-glazed window (open aspects), radiator

BEDROOM 2

11' 2" x 8' 9" (3.4m x 2.67m) PVC double-glazed window, radiator

BEDROOM 3 CURRENTLY USED AS A STUDY

7' 11" x 7' 11" (2.41m x 2.41m) PVC double-glazed window, radiator, built in cupboard

OUTSIDE

Established gardens to the front and rear, the latter has a newly fitted decked patio, lawn, fencing and mature plants and shrubs

BLOCKED-PAVED DRIVEWAY TO GARAGE

Electrically operated remote controlled roll-up door, power and light



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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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