



**PROCTORS**  
ESTATE AGENTS

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**116 Earnsdale Road, Sunnyhurst Area, Darwen**

**Offers Over £215,000 Chain Free!**

In our opinion this period mid terraced, garden fronted house must be viewed to fully appreciate the beautifully presented accommodation on offer. It is situated in this much sought after residential area, directly across from Sunnyhurst Woods. The accommodation comprises; entrance vestibule, sitting room with bay window, living/dining room, a brand new modern fitted kitchen, rear yard with feature landscaping. First floor, large landing with storage, the main bedroom is at the front of the house overlooking the woods, two further bedrooms and a spacious modern bathroom suite. In addition there is a very useful attic room. Benefits from Gas central heating (boiler new 2025) and PVC double-glazed windows. In our opinion it must be viewed to appreciate the size of accommodation and the period features this house has to offer. The location is within easy reach of moorland walks, all amenities on A666 and M65 J.4.



# 116 Earnsdale Road, Sunnyhurst Area, 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 opposite Sunnyhurst Woods.

## TENURE

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

## ACCOMMODATION

### ENTRANCE VESTIBULE

Mosaic tiled floor, meter cupboard, original coving to ceiling,

### HALLWAY

13' 8" x 3' 3" (4.17m x 0.99m) Mosaic tiled floor, original coving to ceiling, staircase to upstairs with new cream carpets

### SITTING ROOM

17' 7" x 11' 3" (5.36m x 3.43m) Large bay window, radiator, original fireplace, wall lights, new carpet flooring

### LIVING ROOM/DINING ROOM

14' 1" x 12' 1" (4.29m x 3.68m) PVC double-glazed window overlooking the yard, radiator, original fireplace, fitted storage units, new carpet flooring

### NEWLY FITTED KITCHEN

12' 2" x 8' 4" (3.71m x 2.54m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with brass mixer tap, electric hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door

## FIRST FLOOR

large landing with storage cupboard, staircase and feature window

### BEDROOM 1

11' 6" x 9' 7" (3.51m x 2.92m) Main bedroom to the front of the property, facing sunnyhurst woods, PVC double-glazed window, radiator, new carpets

### BEDROOM 2

11' 4" x 9' 5" (3.45m x 2.87m) bedroom to the rear of the property, PVC double-glazed window, radiator, new carpets



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band B  
Blackburn with Darwen Borough Council  
E

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

8' 6" x 5' 2" (2.59m x 1.57m) ideal for an office or study, PVC double-glazed window, radiator



### BATHROOM

9' 4" x 5' 8" (2.84m x 1.73m) Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window



### ATTIC ROOM

19' 5" x 13' 3" (5.92m x 4.04m) PVC double-glazed window, radiator, storage cupboard into eaves



### OUTSIDE

Small garden area to the front, to the rear there is an enclosed yard to the rear with feature paving, sitting area, brick built store, back gate, external lighting



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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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