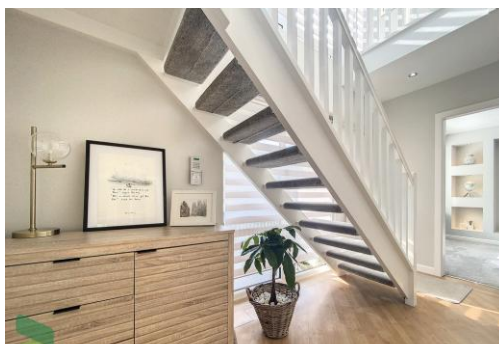




1 Earnsdale Close, Sunnyhurst, Darwen

Reduced to £340,000

Proctors are delighted to be instructed with the sale of this bright and contemporary detached family home, situated on a secluded cul de sac in the prestigious area of Sunnyhurst. In our opinion this stylish home offers immaculate living accommodation. Briefly comprises; bright and airy entrance hall, lounge with bay window and media wall, dining room, generous size conservatory, a full fitted breakfast kitchen with high gloss units and integrated 'Bosch' appliances, recently fitted utility room/ WC, the first floor has a very generous size master bedroom with dual aspect windows and a range of fitted furniture, three further good size bedrooms (one currently used as a home office) and a family shower room. In our opinion the property has been improved to a high standard with attention to detail throughout. Benefits included gas fired central heating system and PVC double-glazed windows. Externally there is a block-paved driveway to an attached garage along with beautiful established gardens. Viewing is essential!



1 Earnsdale Close, Sunnyhurst , Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road and before the bend in the road turn left into Earnsdale Close 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

BRIGHT ENTRANCE HALL

'Roc' front door, feature open tread staircase to first floor, 'Amtico flooring, radiator

LOUNGE

18' 4" x 10' 9" (5.59m x 3.28m) Measurements into recess and into PVC double-glazed bay window, feature media wall with illuminated display, impressive inset log effect remote controlled fire, PVC double-glazed window, vertical radiator

DINING ROOM

9' 8" x 9' (2.95m x 2.74m) Radiator, glazed double doors through to;

CONSERVATORY

20' 3" x 9' 5" (6.17m x 2.87m) PVC double-glazed roof, PVC double-glazed windows, laminate flooring, electric wall heater, radiator, PVC double-glazed double doors (to rear garden)

RECENTLY FITTED UTILITY ROOM

6' 7" x 6' 4" (2.01m x 1.93m) Fitted contemporary units, plumbed for automatic washing machine, space for tumble dryer, low level WC, radiator, PVC double-glazed window

FULLY FITTED BREAKFAST KITCHEN

10' 1" x 9' 8" (3.07m x 2.95m) Cream coloured high-gloss fitted wall and floor units, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, black and stainless steel extractor hood, built in Bosch double oven, integrated Bosch microwave, integrated dishwasher, integrated fridge-freezer, breakfast bar, tiled splash-backs, PVC double-glazed window, exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band E
Blackburn with Darwen Borough Council
D

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.

1 Earnsdale Close, Sunnyhurst , Darwen

FIRST FLOOR FIRST LANDING



BEDROOM 2

10' 8" x 9' 9" (3.25m x 2.97m) PVC double-glazed window, radiator, fitted high-gloss wardrobes, matching drawers and cupboards over the bed area, radiator



FIRST FLOOR 2ND LANDING

Large PVC double-glazed windows, spindled balustrade

BEDROOM 1

17' 12" x 10' 9" (5.49m x 3.28m) Two PVC double-glazed windows, full range of fitted furniture, radiator



FAMILY BATHROOM

Glazed and tiled corner shower enclosure, combination unit with wash hand basin, low level WC and storage, heated towel rail/radiator, acrylic ceiling with spotlighting, built in mirrored cupboards, shaver point, PVC double-glazed window



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

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BEDROOM 3 (CURRENTLY USED AS AN OFFICE)

10' 8" x 9' 8" (3.25m x 2.95m) Fitted workstation, cupboards and drawers, PVC double-glazed window, radiator, loft access via drop-down ladder (part boarded and a light)



BEDROOM 4 (CURRENTLY USED AS AN OFFICE)

9' 4" x 9' (2.84m x 2.74m) PVC double-glazed window, radiator



OUTSIDE

Well maintained and established gardens to the front and rear with gates to each side. The rear garden has a decked patio and timber sheds. A block paved driveway to the front leads to;



ATTACHED GARAGE

Recently installed up and over door, power and light



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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