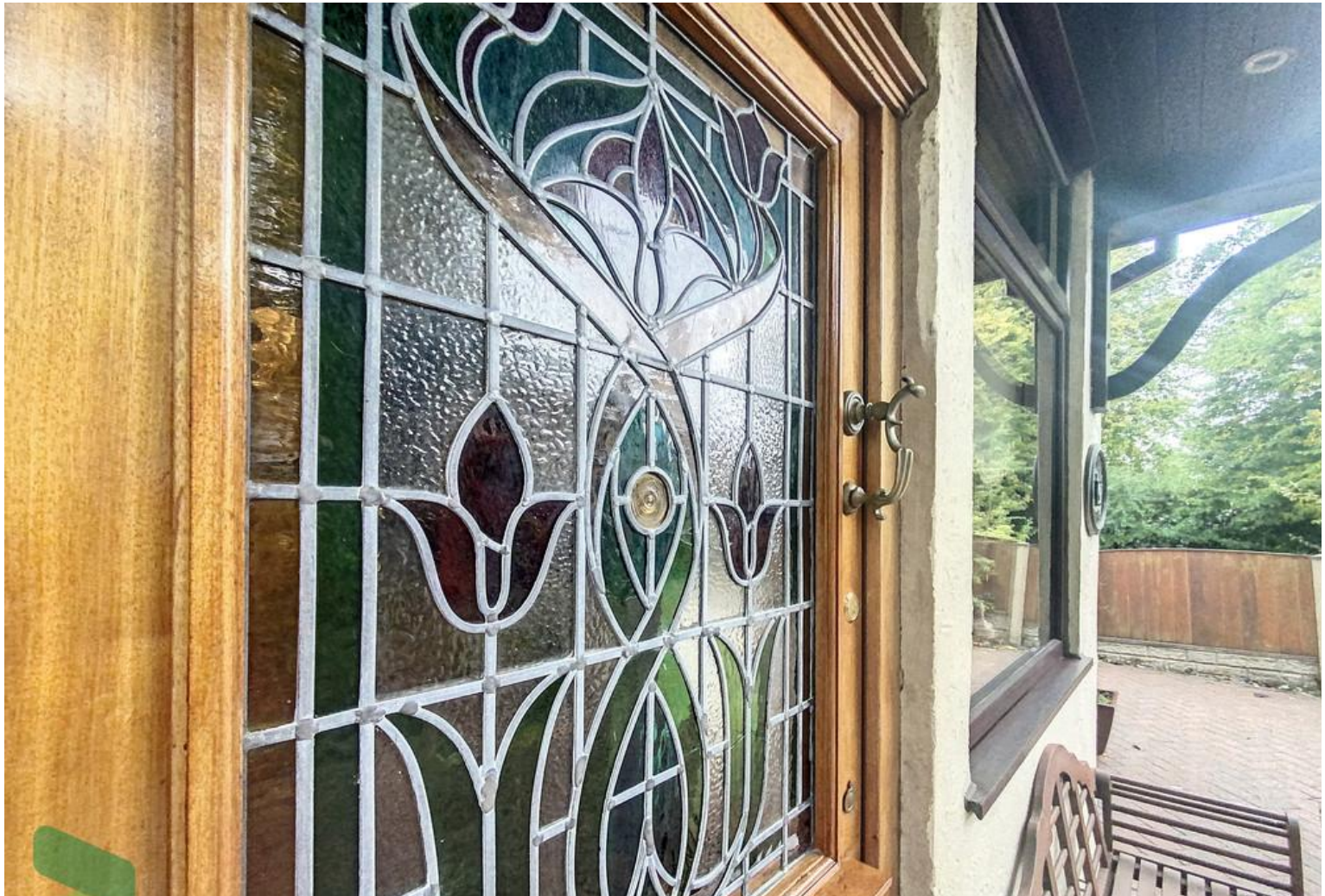




# PROCTORS

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## Earsndale House, Earnsdale Road, Darwen

£385,000

Earsndale House is a mature substantial detached property which is located on this most sought after location and occupies an enviable position overlooking Sunnyhurst Woods. In our opinion the property would benefit from modernisation, however, it offers enormous potential to add significant value. The accommodation briefly comprises, entrance vestibule, spacious entrance hall, sitting room with bow window, living room with feature fireplace and patio doors to privately enclosed patio, dining room open through to a conservatory with solid fuel burning stove and advantage of the private outlooks, fully fitted breakfast kitchen with breakfast bar and granite worktops, utility/boot room, first floor, four double bedrooms, the main bedroom has a bow window, fitted furniture and a three-piece en-suite wet room, the family bathroom has a free standing bath and there is an additional wet room with shower.

