



PROCTORS

ESTATE AGENTS

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Earnsdale Road, Darwen

£385,000

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 right hand side (close to the turning into Halley Road).

TENURE

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

Earnsdale House is a mature detached home offering space for a growing family and is situated on a privately enclosed plot with ample off road parking. In our opinion the property would benefit from modernisation, however,



Earnsdale Road, Darwen

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. Gas central heating and PVC double-glazed windows are installed throughout. Outside there is a small garden area to the front along with block-paved driveway, to the rear there is a large patio with wrought iron railings that border a wilderness of garden that is privately enclosed. The property is within walking distance to Sunnyhurst Wood, Moorland walks and within a short walking distance of local shops and amenities. There is a good range of nursery primary and secondary schools within the area. There is a good access route to the M65 motorway link, making travelling to towns/cities such as; Bolton, Preston, Manchester very convenient.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC double-glazed window, stained glass leaded front door with matching stained glass panel above, glazed double doors through to;

ENTRANCE HALL

Spindled balustrade staircase to first floor, 'Karndean' flooring, radiator, picture rail

CLOAKROOM/WC

PVC double-glazed window, high-level WC, pedestal wash hand basin, heated towel rail, wall panelling to dado rail

SITTING ROOM

15' 9" x 14' 9" (4.8m x 4.5m) Measurements into recess and into PVC double-glazed bow window, feature fireplace with marble inset and hearth, radiator, PVC double-glazed window

LIVING ROOM

15' 9" x 14' 9" (4.8m x 4.5m) Measurements into recess. PVC double-glazed window, feature fireplace with marble inset and hearth, living flame gas fire, original coving to ceiling, ceiling rose, picture rail with ornate frieze above, PVC double-glazed double doors (to rear patio)

DINING ROOM OPEN THROUGH TO CONSERVATORY



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.

Earnsdale Road, Darwen

DINING ROOM

11' 3" x 9' 8" (3.43m x 2.95m) 'Karndean' flooring, picture rail, coving to ceiling, radiator, open through to;

CONSERVATORY

15' 7" x 15' 4" (4.75m x 4.67m) PVC roof, PVC double-glazed windows, feature solid fuel burning stove and glass hearth, PVC double-glazed exterior door, PVC double-glazed double doors to rear patio

FULLY FITTED BREAKFAST KITCHEN

19' 2" x 8' 8" (5.84m x 2.64m) Fitted wall and floor units including drawers, granite worktops, bottle racks, 'Villeroy and Bosch' butler style sink with mixer tap, gas point for cooking range, extractor hood, space for fridge-freezer, large walk in cupboard (ideal as a pantry), large breakfast bar with granite worktop, three PVC double-glazed windows

UTILITY/BOOT ROOM

7' 6" x 3' 8" (2.29m x 1.12m) Plumbed for automatic washing machine, wall mounted gas fired central heating boiler, PVC exterior door with double-glazed unit

FIRST FLOOR

Landing with spindled balustrade, PVC double-glazed window, original coving to ceiling

SHOWER WET ROOM

Fully tiled elevations and floor, shower, spotlighting

BEDROOM 1

15' 9" x 11' 6" (4.8m x 3.51m) Measurements into PVC double-glazed bow window, floor to ceiling fitted wardrobes including mirrored doors and LED lighting, radiator, ceiling rose

EN SUITE WET ROOM

PVC double-glazed window, fully tiled elevations and floor, wall hung low level WC, wall mounted shower and shower attachment, wall hung vanity basin with storage below and wall mounted mirrored cabinet above, heated towel rail,

BEDROOM 2

14' 9" x 9' 7" (4.5m x 2.92m) PVC double-glazed window, radiator, fitted cupboards, 'Karndean' flooring

BEDROOM 3

9' 8" x 9' 4" (2.95m x 2.84m) PVC double-glazed window, radiator, fitted furniture including dressing table with drawers, 'Karndean' flooring

BEDROOM 4



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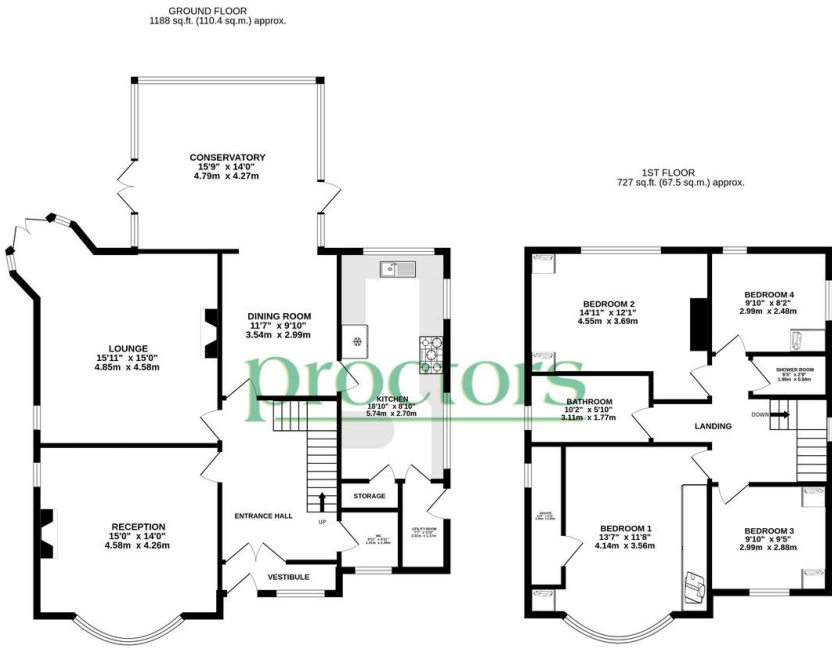
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91 EARNSDALE ROAD (EARNSDALE HOUSE) - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1915 sq.ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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