



11 Sunnymere Drive, Darwen

£255,000 Chain free!

A mature link-detached house, situated in this popular cul-de-sac in the sought after area of Sunnymere. There are three bedrooms on the first floor along with a three-piece shower room. On the ground floor there is an entrance vestibule, hallway, open plan lounge and dining room with dual aspect windows, a sunroom that was used previously as a 4th bedroom, a fully fitted kitchen, utility area and a separate WC. It enjoys neutral décor throughout, has gas central heating and PVC double-glazed windows. Externally there are low maintenance gardens to the front and rear along with a driveway to a single attached 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. Viewing is recommended at this realistic asking price.



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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 VESTIBULE

PVC front door with double-glazed unit, PVC door through to;

HALLWAY

Radiator, staircase through to;

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE

14' 5" x 11' 2" (4.39m x 3.4m) PVC double-glazed window, radiator, feature fireplace, under stairs storage cupboard, open through to;

DINING ROOM

9' 7" x 8' 2" (2.92m x 2.49m) Radiator, coving to ceiling, PVC double-glazed sliding door through to;

SUN ROOM (USED IN THE PAST AS A BEDROOM)

15' 8" x 6' 5" (4.78m x 1.96m) PVC double-glazed window, radiator, PVC double-glazed exterior door

FITTED KITCHEN

10' 3" x 8' 7" (3.12m x 2.62m) Fitted wall and floor units including drawers, wine rack, single drainer one and a half bowl sink unit with mixer tap, hob, built in gas oven, plumbed for dishwasher, integrated fridge-freezer, PVC double-glazed window, door through to;

UTILITY AREA

5' x 4' 9" (1.52m x 1.45m) PVC double-glazed window, plumbed for automatic washing machine, door through to;

CLOAKROOM/WC

PVC double-glazed window, low level WC, wash hand basin



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
Blackburn with Darwen Borough Council
TBC

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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FIRST FLOOR

Landing, loft hatch

SHOWER ROOM

Glazed and tiled shower enclosure, combination unit with vanity wash hand basin and WC, heated towel rail, fully tiled elevations, extractor fan, PVC double-glazed window

BEDROOM 1

12' 7" x 11' (3.84m x 3.35m) PVC double-glazed window, radiator, free standing wardrobes

BEDROOM 2

11' 1" x 7' 6" (3.38m x 2.29m) PVC double-glazed window, radiator

BEDROOM 3

9' 1" x 8' (2.77m x 2.44m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit, approximately 5 years old) PVC double-glazed window, radiator

OUTSIDE

Small garden area to the front, enclosed garden to the rear with established plants and shrubs including apple trees, mature hedging and greenhouse

ATTACHED GARAGE

Drive way, remote controlled electrically operated up and over door, power, light and stop tap

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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