



# PROCTORS

ESTATE AGENTS

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## 1 Earnsdale Road, Darwen

**Reduced To Offers over £125,000, Chain free!**

An ideal family sized property situated in this much sought after residential area, close to Sunnyhurst Woods and all amenities on Blackburn Road. This garden fronted end terrace house is ideal for a buyer looking to move straight in. The accommodation briefly comprises; entrance vestibule, hallway, two generous size reception rooms, a separate fully fitted kitchen, first floor, three good-size bedrooms and a bright and airy three-piece bathroom with shower. Benefits from PVC double-glazed windows and gas central heating. Externally there is a small garden area to the front and a generous size enclosed yard to the rear. Viewing recommended!





# 1 Earnsdale Road, 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 the church).

## TENURE

We are advised by the vendor that the property is Leasehold, approximately £1 p.a. assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

## ENTRANCE VESTIBULE

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

## HALLWAY

Radiator, laminate flooring, original coving to ceiling

## SITTING ROOM

14' 7" x 12' 8" (4.44m x 3.86m) PVC double-glazed window, radiator, laminate flooring, coving to ceiling, ornate ceiling rose

## LIVING ROOM/DINING ROOM

13' 7" x 13' 5" (4.14m x 4.09m) PVC double-glazed window, feature fireplace, living flame gas fire, radiator, laminate flooring

## SEPARATE FULLY FITTED KITCHEN

17' 10" x 6' 7" (5.44m x 2.01m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, stainless steel extractor hood, built in double ovens, plumbed for automatic washing machine, tiled splash-backs, under stairs storage cupboard, PVC double-glazed window, PVC exterior door

## FIRST FLOOR

Landing, spindled balustrade

## FAMILY BATHROOM

Panelled bath with shower attachment and mixer tap, pedestal wash hand basin, low level WC, heated towel rail, built in cupboard, part tiled elevations, PVC double-glazed window

## BEDROOM 1

15' 3" x 9' (4.65m x 2.74m) PVC double-glazed window (overlooks the church), radiator, fitted wardrobes matching cupboards and bedside drawers



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Leasehold

£1

Band B

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.

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## BEDROOM 2

11' x 8' 1" (3.35m x 2.46m) PVC double-glazed window, radiator, coving to ceiling

## BEDROOM 3

11' 7" x 7' 2" (3.53m x 2.18m) PVC double-glazed window, radiator

## OUTSIDE

Small garden area to the front, enclosed 'L' shaped yard to rear

## 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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