



# PROCTORS

ESTATE AGENTS

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**Plot 1, Salisbury Road (Off Earnsdale Road), Sunnyhurst, Darwen    £325,000 Ready Summer 2024!**

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road, turn left into Salisbury Road (just after Shaftesbury Ave) and the development 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. **NO SERVICE CHARGES**



## Salisbury Road, Sunnyhurst, Darwen

This generous, contemporary, brand new detached house is situated in the highly sought after residential area of Sunnyhurst on a small development of 11 new build houses. This house type 7 briefly comprises, four bedrooms, one en-suite shower room, and a family bathroom, ground floor entrance hall, lounge with two windows allowing lots of natural light, and a large open plan kitchen/dining/living room with exterior doors, cloakroom/WC, and externally the property benefits from a private turfed garden, driveway and garage. Benefits includes gas central heating and PVC double-glazed windows. Located with convenient access to Sunnyhurst Woods, moorland walks, all amenities on A666, Darwen town centre and motorway J.4 M65. If purchasers reserve a plot early enough they may be able to choose some of the finishes. Lang Estates Ltd has built its strong reputation over the last 17 years, by creating stylish and spacious family homes that meet the lifestyle demands of modern living. Their Sunnyhurst development of 11 plots, reflect the high quality they demanded and Proctors are pleased to offer for sale the two house types available, type 7 (four bedrooms) and type 8 (3 bedrooms over three floors) by appointment.

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door with double-glazed units

#### CLOAKROOM/WC

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

#### LOUNGE

17' 1" x 10' 5" (5.21m x 3.18m) Two PVC double-glazed windows, radiator, spotlighting to ceiling

#### FITTED DINING/LIVING KITCHEN

21' 6" x 12' 7" (6.55m x 3.84m) Fitted wall and floor units, single drainer sink unit, electric hob, built in oven, extractor hood, integrated fridge-freezer, plumbed for automatic washing machine, spotlighting, PVC double-glazed exterior double doors



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	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 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.

## Salisbury Road, Sunnyhurst, Darwen

### FIRST FLOOR

Landing, PVC double-glazed window, loft hatch

### BEDROOM 1

12' 7" x 9' 9" (3.84m x 2.97m) PVC double-glazed window, radiator

### EN SUITE SHOWER ROOM

Shower enclosure, wash hand basin, low level WC, heated towel rail, PVC double-glazed window

### BEDROOM 2

12' 7" x 9' 4" (3.84m x 2.84m) PVC double-glazed window, radiator

### BEDROOM 3

12' 9" x 8' 7" (3.89m x 2.62m) PVC double-glazed window, radiator

### BEDROOM 4

8' 7" x 8' 6" (2.62m x 2.59m) PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window

### OUTSIDE

Off road parking for two cars to the front, enclosed lawned garden to the rear

### GARAGE

Up and over door, side door to rear garden, 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.



Proctors Darwen

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