



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Holmwood, 47 Earnsdale Avenue, Sunnyhurst, Darwen

Offers over £325,000, Chain free!

A superior Edwardian family residence directly bordering the beautiful Sunnyhurst Woods. In our opinion it has been thoughtfully restored to retain much of its original charm and character that boasts a wealth of unique features along with tasteful modern day amenities. The accommodation briefly comprises: impressive fully fitted kitchen with peninsula island, dining room/sitting room, utility room, elegant lounge with bay window, cloakroom/WC, first floor: three bedrooms all with fitted furniture (the main bedroom has concealed access to an en suite shower room) and a bright family bathroom. The second floor offers a bright and spacious 4th bedroom with great views towards Darwen Golf Club. Benefits from double-glazed, sash windows, PVC double-glazed windows and gas central heating. Externally; To the rear there is a picturesque and well stocked garden directly bordering the woods and a block-paved garden area to the front providing off road parking. Viewing is strongly recommended!



47 Earnsdale Avenue, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane, turn right into Earnsdale Avenue and the property is set back at the far end on the right hand side.

TENURE

To be advised

ACCOMMODATION

FITTED BREAKFAST KITCHEN

17' 10" x 10' 9" (5.44m x 3.28m) Full range of fitted wall and floor units, granite worktops, inset stainless steel sink with mixer tap, integrated fridge-freezer, integrated dishwasher, built in bottle fridge, built in twin ovens, island peninsular with 'Miele' induction hob, suspended stainless steel extractor fan and storage below, spotlights to ceiling, two PVC double-glazed windows, ,

UTILITY ROOM

8' 2" x 6' 2" (2.49m x 1.88m) Tow PVC double-glazed windows, radiator, plumbed for automatic washing machine

DINING ROOM/SITTING ROOM

13' 9" x 12' 10" (4.19m x 3.91m) Three PVC double-glazed windows, feature cast iron fireplace with tiled inset and hearth, radiator

HALLWAY

Radiator, spindled balustrade staircase to first floor, dado rail

CLOAKROOM/WC

Wash hand basin, low level WC, under stairs cupboard

LOUNGE

18' 8" x 15' 9" (5.69m x 4.8m) Measurements into sash bay window with leaded uppers, feature Minster stone fireplace with stove effect gas fire, radiator

FIRST FLOOR

Landing, radiator, picture rail, dado rail, original coving, spindled balustrade staircase to second floor bedroom 4

BEDROOM 1

18' 0" x 11' 0" (5.49m x 3.35m) Measurements into recess and up to wall to wall fitted wardrobes with concealed access through to en suite shower room, double-glazed sash window with stained glass leaded uppers



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band D
Blackburn with Darwen Borough Council
E

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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EN SUITE

Large glazed and tiled shower enclosure including shower attachment, pedestal wash hand basin, heated towel rail, fully tiled walls and tiled floor

BEDROOM 2

12' 0" x 9' 7" (3.66m x 2.92m) PVC double-glazed window, radiator, fitted wardrobes, picture rail

BEDROOM 3 (CURRENTLY USED AS A DRESSING ROOM)

10' 3" x 9' 7" (3.12m x 2.92m) PVC double-glazed window, radiator, fitted wardrobes

FAMILY BATHROOM

Panelled bath with shower and shower attachment over, wash hand basin, low level WC, mirrored cabinet, radiator, PVC double-glazed window

SECOND FLOOR ATTIC 4TH BEDROOM

Three Velux double glazed windows, PVC double-glazed window, PVC double-glazed sash window, (open views towards Darwen Gold Club), eaves access/storage

OUTSIDE

Large block-paved front garden/driveway with electric car charging point. To the rear there is a well stocked and established garden that is privately enclosed and borders Sunnyhurst Woods, decked patio and large area to the side of the house that is ideal for concealed storage or option to convert to additional parking

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

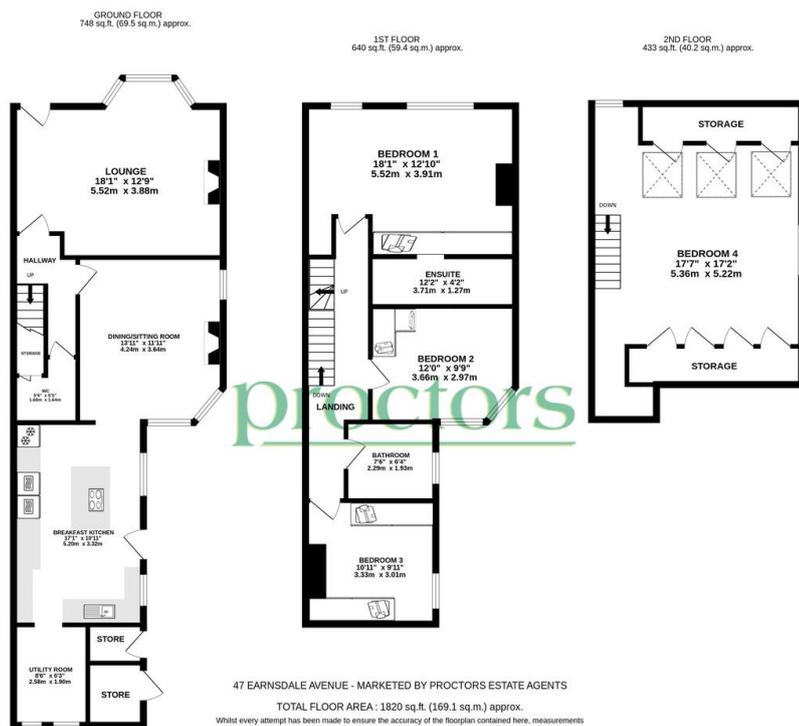
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47 EARNSDALE AVENUE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1820 sq.ft. (169.1 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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