



PROCTORS

ESTATE AGENTS

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24 Woodlands Grove, Sunnyhurst, Darwen

Offers Over £275,000

A very impressive mature semi-detached house, enjoying a cul de sac location in the sought-after area of Sunnyhurst with easy access to both moorland walks and town centre amenities. The generous size living accommodation is arranged over two floors and comprises entrance hall with oak spindled balustrade and cloakroom/shower room, open plan lounge and dining room with feature fireplace and patio door to rear garden, a snug/morning room, a fully fitted kitchen, first floor, three double bedrooms (two with fitted furniture) and a stylish family bathroom. In addition the garage has been converted and currently provides a gym and a store area (could be idea as a home office). Benefits include gas central heating and PVC double-glazed windows. The outside of the property has easy to maintain gardens to the front and rear along with a long block-paved driveway. Viewing is recommended.



24 Woodlands Grove, Sunnyhurst, Darwen

LOCATION

From the town centre head north west on borough road towards The green, continue to follow the A666 , turn left on Avondale road, turn right onto Owlet Hall Road, turn left onto Sunnyhurst lane, turn left onto Woodlands Grove, continue round the cul de sac and the house 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 HALL

PVC front door with double-glazed units, PVC double-glazed windows, radiator, feature oak spindled balustrade with staircase to first floor

GROUND FLOOR SHOWER ROOM

Glazed and tiled corner shower enclosure, pedestal wash hand basin, low level WC, PVC double-glazed window, heated towel rail, spotlighting to ceiling, fully tiled elevations

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE

16' x 10' 8" (4.88m x 3.25m) Measurements into recess, PVC double-glazed window, radiator, feature fireplace with living flame gas fire, wall lights, coving to ceiling, open through to;

DINING ROOM

11' 3" x 8' 9" (3.43m x 2.67m) Double-glazed patio door (to rear garden), radiator, coving to ceiling

SNUG/MORNING ROOM

11' 5" x 8' 7" (3.48m x 2.62m) PVC double-glazed window, radiator, coving to ceiling

FULLY FITTED KITCHEN

16' 4" x 8' 7" (4.98m x 2.62m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas point for cooking range (included at the asking price), integrated dishwasher, plumbed for automatic washing machine, marble effect worktops, concealed gas fired central heating boiler unit, tiled floor, PVC double-glazed window , two PVC exterior doors

FIRST FLOOR

Landing, PVC double-glazed window, oak spindled balustrade



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band D
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.

24 Woodlands Grove, Sunnyhurst, Darwen

BEDROOM 1

11' 11" x 10' 5" (3.63m x 3.18m) PVC double-glazed window (views towards Darwen golf club), fitted wardrobes (five doors), fitted cupboards and shelving, radiator

BEDROOM 2

12' 4" x 8' 9" (3.76m x 2.67m) PVC double-glazed window, radiator, fitted wardrobes, fitted cupboards, shelving and dressing table with drawers and mirror

BEDROOM 3

9' 4" x 8' 8" (2.84m x 2.64m) PVC double-glazed window, radiator

FAMILY BATHROOM

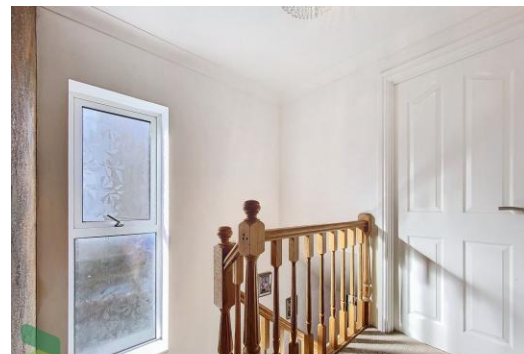
Panelled bath with mixer tap, pedestal wash hand basin, low level WC, radiator, tiled elevations, recessed shelf, PVC double-glazed window

OUTSIDE

Easy to maintain front garden, long block-paved driveway to side and to the rear there is an easy to maintain generous size garden with pavs patios and timber fencing

CONVERTED GARAGE TO GYM AND STORE

PVC double-glazed window, (both areas are drylined, insulated, flooring and lights)



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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.

