



PROCTORS

ESTATE AGENTS

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59 Sunnyhurst Lane, Darwen

£395,000 Chain Free!

A superb mature semi-detached property enjoying the most enviable of location bordering Sunnyhurst Woods. In our opinion this deceptively spacious property provides excellent family sized living accommodation with the benefit of three bedrooms (the main bedroom has a bay window and a dressing room), an impressive four-piece family bathroom with ample storage, attractive living room with bay window, dining room also with bay window, a fitted dining kitchen with feature Aga. The current owners have lovingly maintained the property and have retained many original features, benefits include gas central heating, PVC double-glazed windows (The windows at the rear overlook the woods). Externally there are established gardens to front and rear along with a large carport and adjoining garden plot that originally had planning for a granny annex! Easy access to Sunnyhurst Woods, Darwen, Bolton and junction 4 M65. Viewing is a must!



59 Sunnyhurst Lane, Darwen

ENTRANCE VESTIBULE

Original front door, mosaic tiled floor, original coving to ceiling, half glazed door through to;

HALLWAY

Spindled balustrade staircase to first floor, original coving to ceiling, radiator

LIVING ROOM

15' 4" x 13' 3" (4.67m x 4.04m) Measurements into PVC double-glazed bay window, tiled fireplace, living flame gas fire, radiator, built in cupboard, original coving to ceiling

DINING ROOM

14' 7" x 13' 4" (4.44m x 4.06m) Measurements into recess and into PVC double-glazed bay window, built in book case, feature fireplace with tiled hearth, original coving to ceiling

DINING KITCHEN

16' 11" x 11' 7" (5.16m x 3.53m) Measurements into PVC double-glazed window, fitted wall and floor units including drawers, integrated fridge, integrated microwave, gas Aga also heats the house, tiled splash-backs

UTILITY ROOM

6' 17" x 6' 8" (2.26m x 2.03m) PVC double-glazed window, PVC exterior door, fitted worktops, plumbed for automatic washing machine, tiled floor, door through to;

SHOWER ROOM

8' 6" x 6' 12" (2.59m x 2.13m) PVC double-glazed window, 'Armitage Shanks' butlers sink in wood worktop, glazed and tiled shower enclosure, low level WC, radiator, built in cupboard

FIRST FLOOR

Landing, spindled balustrade, radiator, skylight

BEDROOM 1

16' x 12' 1" (4.88m x 3.68m) Measurements into PVC double-glazed bay window, radiator, sliding door through to;

DRESSING ROOM

11' x 5' 8" (3.35m x 1.73m) PVC double-glazed window

BEDROOM 2

13' 3" x 11' 4" (4.04m x 3.45m) Measurements into recess. PVC double-glazed window, built in cupboard



Tenure
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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BEDROOM 3

12' 2" x 9' 9" (3.71m x 2.97m) Measurements into recess. PVC double-glazed window, electric wall heater, recessed shelving

FAMILY BATHROOM

Two PVC double-glazed windows, large walk-in-shower, free standing bath with shower attachment and mixer tap, wall hung wash hand basin, low level WC, heated towel rail, laminate flooring, built in wall-to-wall floor-to-ceiling cupboards, loft access via drop down ladder

OUTSIDE

To the front there is a carport for two cars, paved pathways, a generous size front garden with established plants and shrubs. In addition there is a brick built store with power and light. To the rear of the property there is an enclosed garden with lawn, paved patio, mature hedging and gated access to Sunnyhurst Woods. In addition at the side of the carport there is a large area that once had planning for a granny annex, this has lapsed some years ago and currently serves as a vegetable plot



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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.

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