



PROCTORS

ESTATE AGENTS

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96 Earnsdale Road, Darwen

Offers Over £179,950, Chain Free!

This traditional stone-faced, garden-fronted mid terraced house is set in the highly sought-after position, with no overlooking properties to the front or rear. Directly opposite lies the stunning Sunnyhurst Woods, perfect for dog walkers, nature lovers, and those who enjoy moorland walks right from the doorstep. Inside, the house offers a blend of character and practicality. The sitting room features a beautiful wood floor, a bay window and attractive recessed shelving with built-in storage. The spacious dining/living room continues the theme with wood flooring and a feature fireplace, creating a cosy yet versatile space for family living or entertaining. A separate, fully fitted kitchen is equipped with a range of integrated appliances. The first floor main bedroom has outlooks to the woods, has fitted furniture and elegant wood flooring. Two further bedrooms offer flexibility, one benefitting from fitted furniture, and a family bathroom with shower. Benefits also from gas central heating and PVC double-glazed windows. Outside, there is a small rear yard leading to a large garage with remote controlled shutter door - a rare and valuable feature for this style of property.



96 Earnsdale Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyside. Turn left into Earnsdale Road and the property is on the left hand side opposite Sunnyside Woods.

TENURE

We are advised by the vendor that the property is Leasehold with an absentee Landlord. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Picture rail, half glazed door through to;

HALLWAY

Feature wood flooring, dado rail, original coving to ceiling, staircase to first floor

SITTING ROOM

14' 2" x 11' 9" (4.32m x 3.58m) Measurements into recess and PVC double-glazed bay window, recessed cupboards and shelving with lighting, radiator, fireplace with living flame gas fire, feature wood flooring

LIVING ROOM/DINING ROOM

14' 8" x 12' 7" (4.47m x 3.84m) Feature wood flooring, fireplace with living flame gas fire, radiator, under stairs storage area, PVC double-glazed double doors (to rear yard and garage)

SEPARATE FULLY FITTED KITCHEN

9' 8" x 8' 3" (2.95m x 2.51m) Fitted wall and floor units including drawers, wine rack, stainless steel single drainer sink unit with mixer tap, electric hob, stainless steel extractor hood, built in oven, integrated fridge-freezer, integrated dishwasher, tiled splash-backs, PVC double-glazed window, PVC exterior door (to rear yard and garage)

FIRST FLOOR

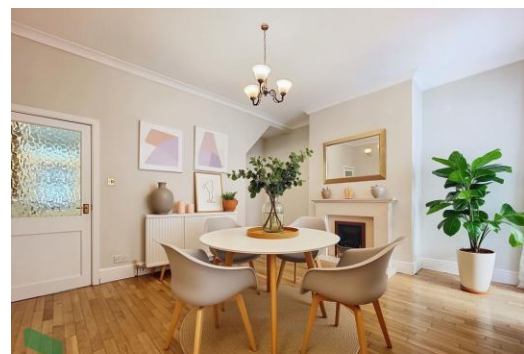
Landing, loft access via drop-down ladder (has a light)

BEDROOM 1

12' 6" x 10' 9" (3.81m x 3.28m) PVC double-glazed window, radiator, feature wood flooring, built in wardrobes with clothes hanging rails and shelving

BEDROOM 2

10' 2" x 6' 7" (3.1m x 2.01m) PVC double-glazed window, radiator, fitted wardrobes and matching fitted dressing table



Tenure
Council Tax Band
Local Authority
EPC Rating

Leasehold
Band B
Blackburn with Darwen Borough Council
C

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

10' 2" x 7' 7" (3.1m x 2.31m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, marble effect acrylic wall paneling

OUTSIDE

Small garden area to the front and small enclosed yard to the rear with access to;

ATTACHED GARAGE (ACCESS FROM SAILSBURY ROAD)

Remote controlled electrically operated roll up shutter door, wall mounted gas fired central heating boiler unit (approximately 5 years old, serviced annually) PVC side door, power and light



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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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