



PROCTORS

ESTATE AGENTS

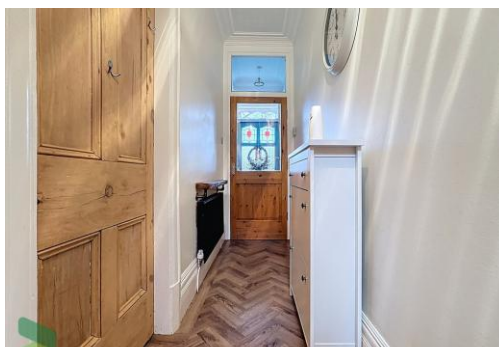
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118 Earnsdale Road, Darwen

£175,000

In our opinion this period mid terraced, garden fronted house must be viewed to fully appreciate the beautifully presented accommodation on offer. It is situated in this much sought after residential area, directly across from Sunnyhurst Woods. The accommodation comprises; entrance vestibule, living room with bay window and wood burning stove, glazed double doors through to a generous size dining/living room, a fully fitted kitchen and a separate utility room. The first floor landing gives access via a drop-down ladder to a large loft that could suit a number of uses subject to relevant planning regulations, there is a spacious main bedroom that faces the woods, a second double bedroom and a four-piece bathroom. Benefits from Gas central heating (boiler new 2024) and PVC double-glazed windows. Externally there is a small garden area to the front and a 'sun trap' yard to the rear with a composite decked patio. In our opinion must be viewed to appreciate the size of accommodation, the period features and the location of the property is within easy reach of moorland walks, all amenities on A666 and M65 J.4.



118 Earnsdale Road, Darwen

LOCATION

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

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 p.a. and assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Mosaic tiled floor, meter cupboard, original coving to ceiling, half glazed door through to;

HALLWAY

Wood flooring, radiator, staircase to first floor

LIVING ROOM

17' 2" x 11' 3" (5.23m x 3.43m) Measurements into PVC double-glazed bay window, wood burning stove, wood mantle, stone hearth, wood effect flooring, picture rail, original coving ceiling, glazed double doors through to;

DINING ROOM/SITTING ROOM

15' 10" x 12' 10" (4.83m x 3.91m) Original coving to ceiling, picture rail, wood effect flooring, radiator, PVC double-glazed double doors to rear yard

FITTED KITCHEN

12' 1" x 7' 9" (3.68m x 2.36m) Fitted wall and floor units including drawers, glazed display units, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in under oven, stainless steel extractor hood, tiled splash-backs, plumbed for dishwasher, under stairs storage cupboard, wall mounted gas fired central heating boiler unit (new 2024), two PVC double-glazed windows, half glazed door through to;

UTILITY ROOM

6' 8" x 6' 2" (2.03m x 1.88m) PVC double-glazed window, fitted worktop, plumbed for automatic washing machine, space for tumble dryer, laminate flooring

FIRST FLOOR

Landing, PVC double-glazed window, spindled balustrade, large built in cupboard, loft access to large loft vis drop-down ladders (boarded and a light)



Tenure	Leasehold
Ground Rent	£2
Council Tax Band	Band B
Local Authority	Blackburn with Darwen Borough Council
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 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 1

15' 2" x 11' 7" (4.62m x 3.53m) PVC double-glazed window (Sunnyhurst Woods opposite), radiator, cast iron fireplace

BEDROOM 2

11' 4" x 9' 1" (3.45m x 2.77m) Measurements into recess. PVC double-glazed window, radiator, shelving

FOUR-PIECE BATHROOM

Glazed and tiled shower enclosure, panelled bath with shower attachment and mixer tap, pedestal wash hand basin, low level WC, heated towel rail, spotlighting to ceiling

OUTSIDE

There is a small garden to the front and an 'L' shaped paved yard to the rear with composite decked patio area

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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