



# PROCTORS

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**88 Sunnyhurst Lane, Darwen**

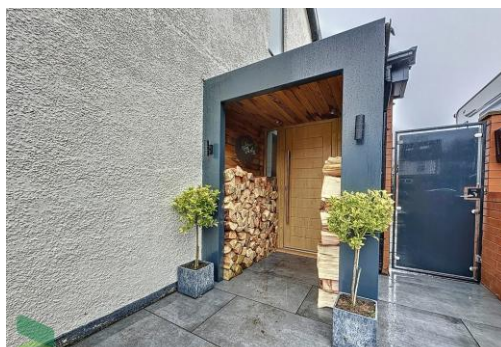
**£450,000**

## 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 and the property 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.



88 Sunnyhurst Lane, Darwen

A very impressive and deceptively spacious, mature semi-detached house enjoying an enviable position in this much sought after residential area of Sunnyhurst. It is on the fringe of the Moors, in the lee pf Darwen Tower, it is adjacent to Sunnyhurst Woods and also boasts magnificent views over the area towards Pendle and far beyond to the lake district and the Yorkshire 3 peaks.

The property has been completely refurbished and extended to provide superb family accommodation, arranged on three floors. The ground floor has two reception rooms, but the showpiece is the open-plan and spacious breakfast kitchen which has a full range fitted units and appliances with a large central island with granite worktops. There is also a separate utility room and cloakroom. The first floor has three bedrooms and a four-pc family bathroom. The fabulous master suite is on the second floor and offers a large bedroom, dressing room and stylish five-piece en suite bathroom.

Externally there is a large driveway to the front with parking for several cars, a low maintenance paved rear garden with flowerbeds and pergola. There is also a purpose-built garden room incorporating a bar which could accommodate various uses.

This is an outstanding property in a highly desirable location and viewing is essential to fully appreciate.

ACCOMMODATION

PORCH

Steel and brick construction, wood store, tiled floor

ENTRANCE VESTIBULE

Vaulted ceiling, double-glazed roof window, spotlighting, feature exposed brick wall, marble effect tiled floor under floor heating), large under stairs storage set up as a workshop with shelving, power and light, glazed door through to;

HALLWAY

Marble effect tiled floor (under floor heating), spindled balustrade staircase to first floor,

LOUNGE

17' x 11' 4" (5.18m x 3.45m) Measurements into recess and into PVC double-glazed bay window, feature wood cladding in chimney recesses, mantle, wood burning stove, radiator, wood effect laminate flooring, spotlighting

LIVING ROOM

13' 7" x 11' 8" (4.14m x 3.56m) PVC double-glazed window, radiator, recess for wall mount TV, spotlighting to ceiling



|                  |                                       |
|------------------|---------------------------------------|
| Tenure           | Freehold                              |
| Ground Rent      |                                       |
| Council Tax Band | Band D                                |
| Local Authority  | Blackburn with Darwen Borough Council |
| EPC Rating       | 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.

## 88 Sunnyhurst Lane, Darwen

### OPEN PLAN FROM HALLWAY TO DINING, BREAKFAST KITCHEN

Marble effect tiled flooring (under floor heating)

### DINING AREA

11' 9" x 7' (3.58m x 2.13m) Dining pace, fitted drink station/bar, marble effect tiled floor, spotlighting, open through to;

### FULLY FITTED BREAKFAST KITCHEN

21' 4" x 14' 9" (6.5m x 4.5m) Fitted high-gloss wall and floor units including drawers, larder fridge, large bottle fridge, larder freezer, electric hob, built in oven, built in combi oven and microwave, large breakfast island with granite worktop, inset sink, instant boiling hot water tap and 'Neff' electric hob with built in extractor fan. Vaulted ceiling with two double-glazed roof windows, marble effect tiled floor with under floor heating, feature wood paneling to one wall, PVC double-glazed patio doors to rear garden, half glazed door through to;

### UTILITY ROOM

9' 1" x 5' 2" (2.77m x 1.57m) Fitted wall and floor units, double-glazed roof window, stainless steel inset sink with mixer tap, plumbed for automatic washing machine, space for tumble dryer, marble effect tiled floor, PVC double-glazed window, PVC exterior door (to rear garden)

### CLOAKROOM/WC

Combination unit with low level WC and wash hand basin with water fall tap, fully tiled elevations and marble tile effect flooring, mirrored wall cabinet, spotlighting

### FIRST FLOOR

Landing, spindled balustrade, PVC double-glazed window, spotlighting, carpeted staircase to second floor with spindled balustrade

### BEDROOM 2

13' 8" x 11' 7" (4.17m x 3.53m) PVC double-glazed window, radiator

### BEDROOM 3

13' 9" x 11' 9" (4.19m x 3.58m) PVC double-glazed window, radiator

### BEDROOM 4

9' 5" x 6' 2" (2.87m x 1.88m) PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled spa/jacuzzi bath with shower attachment, large walk in shower, pedestal wash hand basin, low level WC, heated towel rail, fully tiled elevations, tiled floor, PVC double-glazed window, feature suspended ceiling with remote controlled LED mood lighting



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SECOND FLOOR MAIN SUITE

Landing, large PVC double-glazed window, radiator

BEDROOM 1

15' 0" x 10' 7" (4.57m x 3.23m) Two large PVC double-glazed windows, small PVC double-glazed window, media wall with inset for television, inset remote controlled log effect electric fire, walk-in-...

DRESSING ROOM AND EN SUITE BATHROOM

20' 3" x 8' 5" (6.17m x 2.57m) Clothes hanging rails, fitted shelving and drawers, spotlighting, 'egg shaped' free standing bath floor mounted mixer tap and shower attachment, low level WC, twin vanity unit with storage below and mirrored cabinet above, large walk in shower incorporating a seat, heated towel rail, two double-glazed roof windows, beam, spotlighting, eaves access

OUTSIDE

Block-paved driveway to the front. Gated access to a paved rear garden with flowerbeds, concealed wood and bin storage, large pergola

OUTSIDE GARDEN ROOM/OFFICE/MAN CAVE

PVC double-glazed double doors, power light and fitted bar 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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