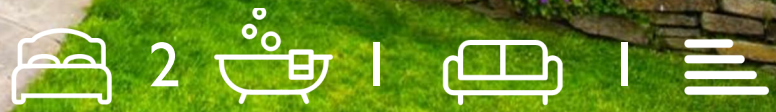




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE





# 'PRINNY HILL' SUNNYHURST

£295,000



Hunters are truly thrilled to offer this stunning end cottage to the market. Located in the centre of Sunnyhurst with some stunning features which are sure to impress including an eye catching landscaped garden.

This true cottage property has been sympathetically restored, exposing original stonework and unique features one would expect to find in a property of this age. The accommodation briefly comprises; entrance porch, lounge with feature log burner leading through to a gorgeous dining kitchen. The kitchen comes with integrated appliances & has a stable door leading out to the back. To the first floor there are two double bedrooms and lovely light three piece bathroom suite. Each room is designed and finished off to a first class standard, appealing to buyers wanting the finished product.

To the front of the house there is a private walkway along side a flat lawn garden, protected with high shrubs and hedges. Just in front of the porch there is some Indian style flags along with a tarmaced driveway which can accommodate numerous vehicles accessible through a double gate. To the rear of the property there is a lovely landscaped garden with a mixture of flower beds and artificial turf. The garden backs onto a crown green bowling lawn with Sunnyhurst Woods in the back drop creating a wonderful outlook all year round. (Note - the garage which is shown in some of the photos does not come with the house).

The cottage is located in the heart of Sunnyhurst, on the doorstep of some of the towns most notable scenery. There are quiet walkways which lead up to Darwen Tower as well as up to Darwen Golf Club.

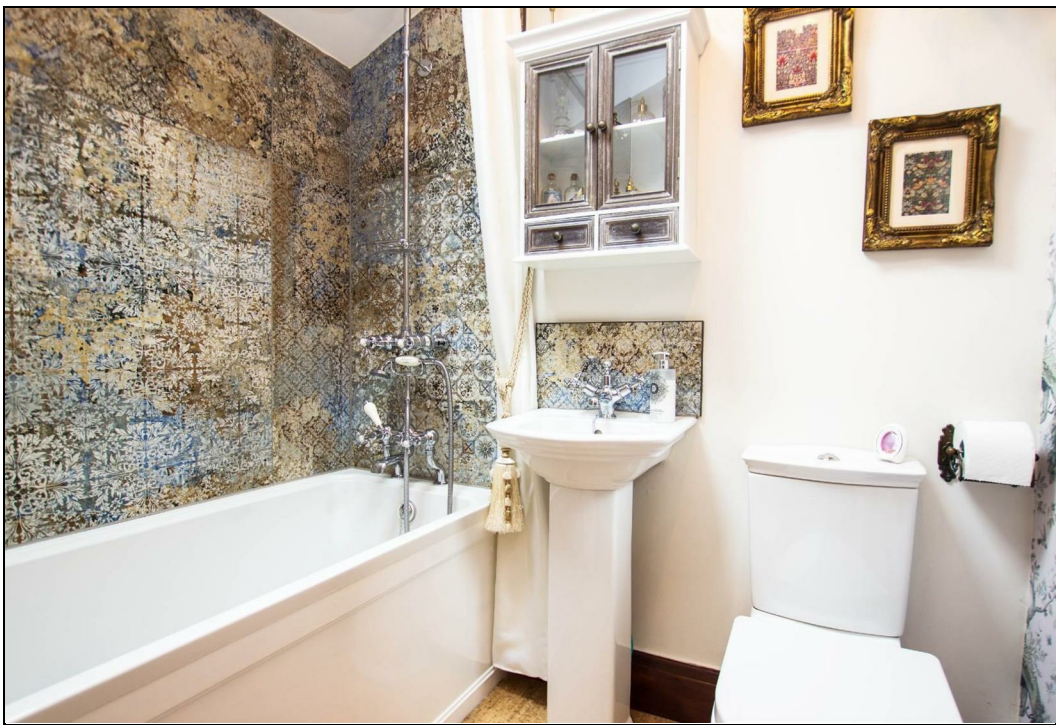
**OUR THOUGHTS** - *'Early viewing is highly recommended as this type of property in this area is sure to generate lots of interest'*

## KEY FEATURES

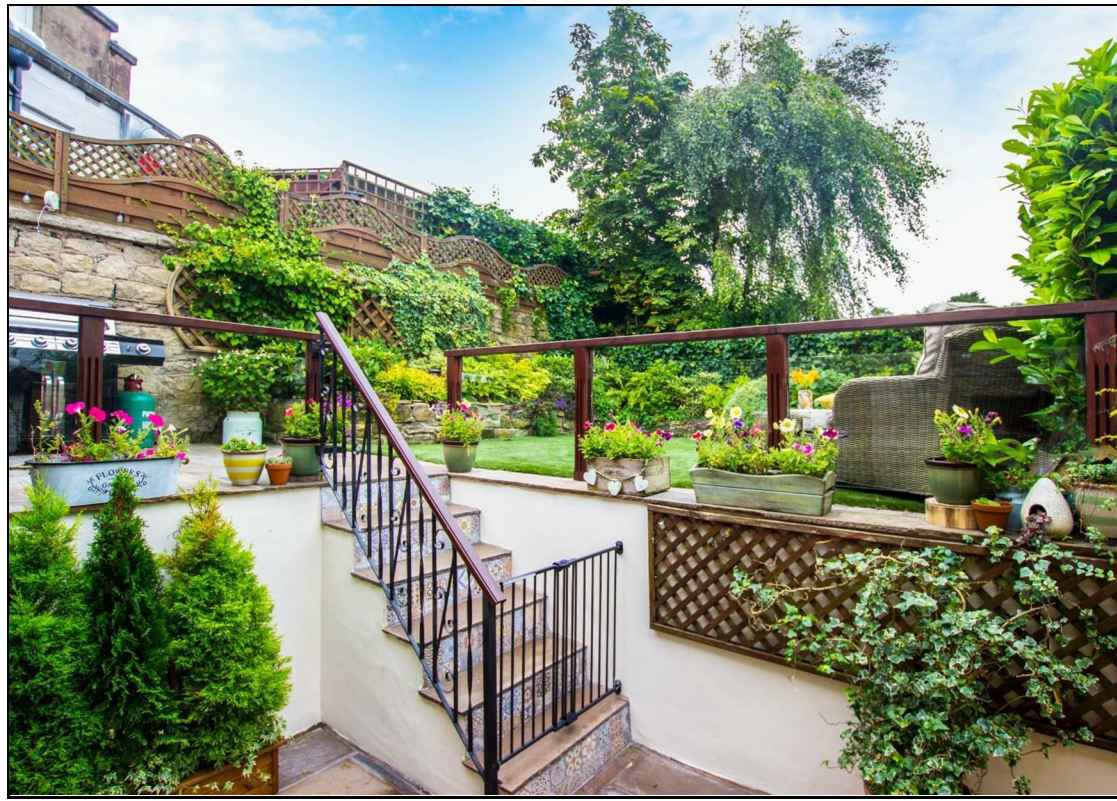
- Stunning End Cottage
- Spacious Lounge
- Dining Kitchen
- Two Double Bedrooms
- Gorgeous Three Piece Bathroom
- Landscaped Front & Rear Gardens
- Private Driveway For Multiple Vehicles
- Sunnyhurst Location







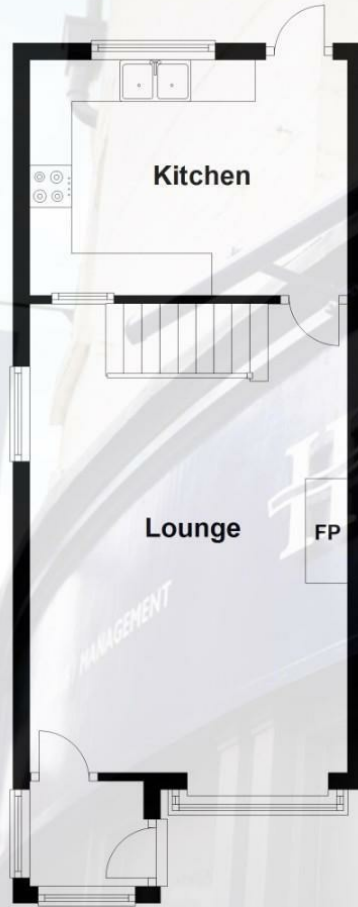






### Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



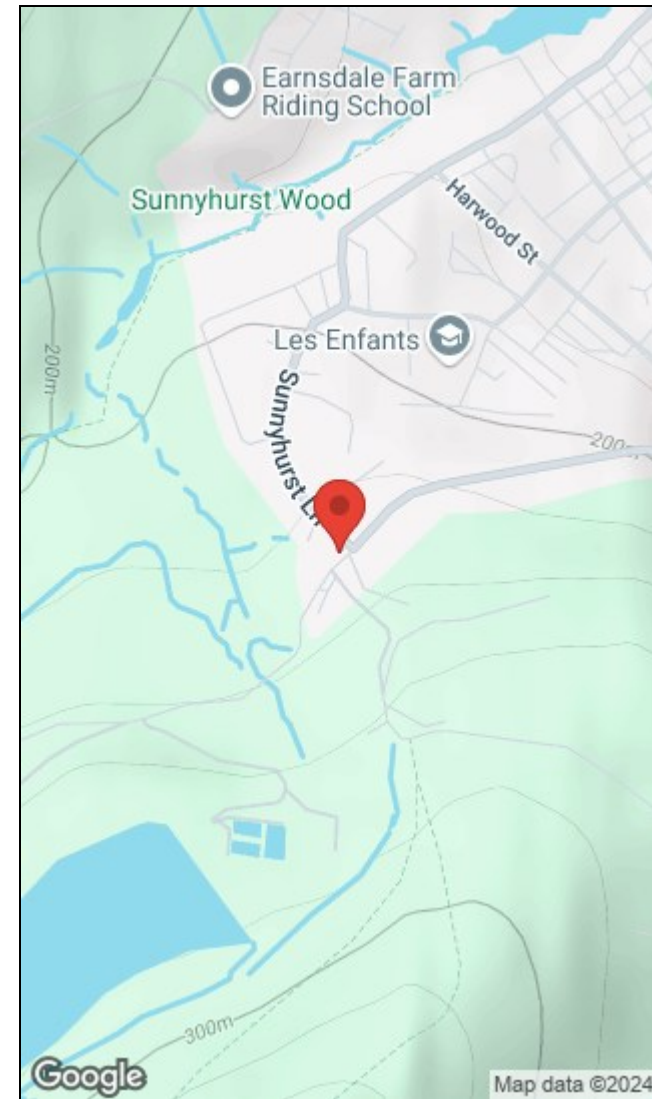
### First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 66.3 sq. metres (713.9 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.  
Plan produced using PlanUp.



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