



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

2 1 2 C



# EARNSDALE ROAD, DARWEN

Offers Over £160,000



Hunters are delighted to offer this beautiful terrace home to the market in the very popular Sunnyhurst area of Darwen.

The property comprises; entrance vestibule, entrance hallway, front lounge, sitting room and a modern kitchen. To the first floor there are two double bedrooms and a modern three piece jubilee bathroom. The property is decorated to a lovely standard throughout, ideally suited to first time buyers wanting something ready to go. Accessible from the kitchen there is a neat yard.

The property is located in the highly desirable Sunnyhurst area of Darwen, a respected well known region with a shining reputation. There is a range of good schools within the area including Avondale Primary School. The property is within walking distance of the prestigious Sunnyhurst Woods with picturesque walkways. There is great access to the M65 motorway link as well as neighbouring towns such as Blackburn & Bolton.

**OUR THOUGHTS** - *'An excellent opportunity we feel best suited to first time buyers in one of the towns most sought after locations'*

## KEY FEATURES

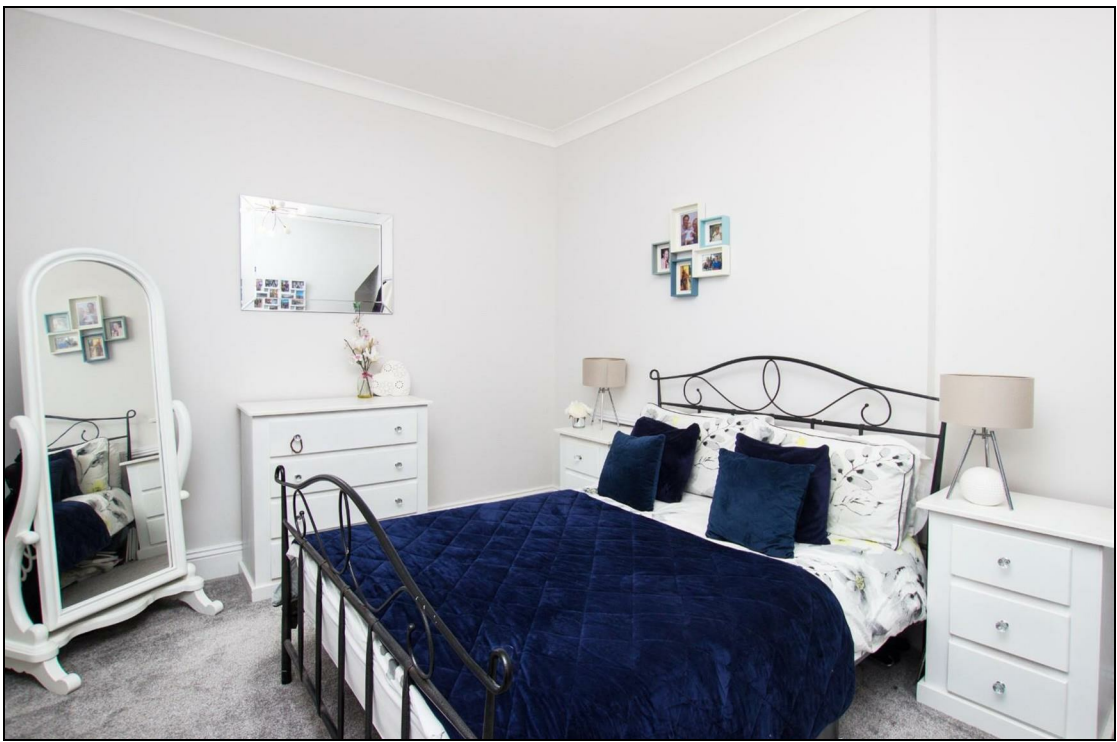
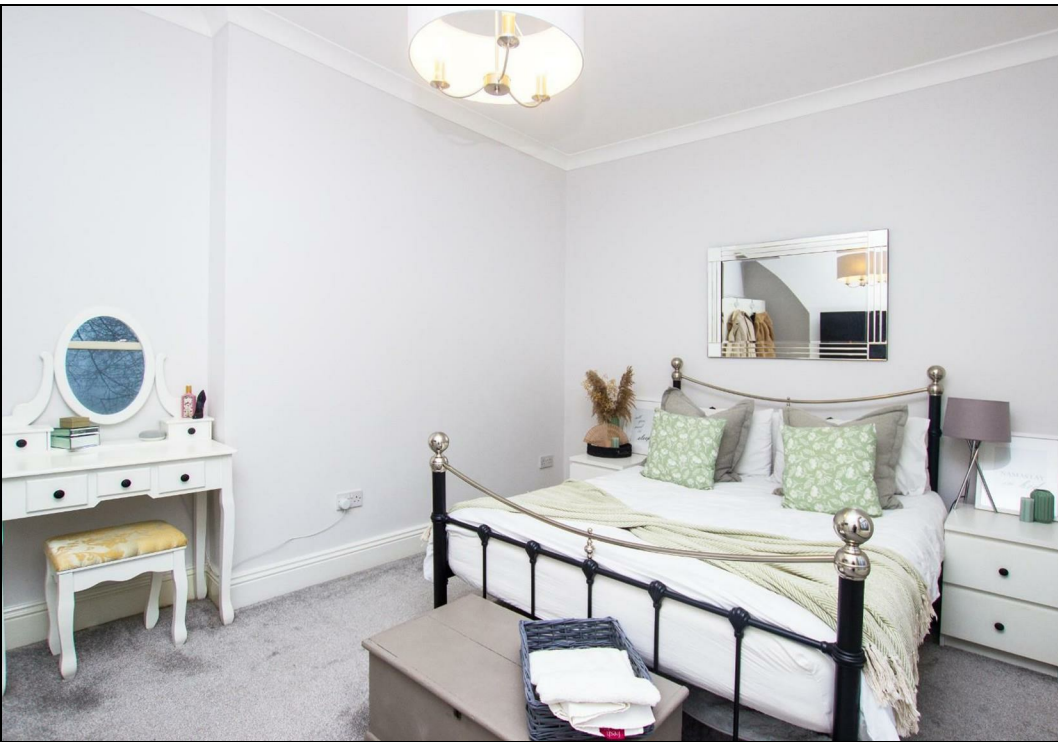
- Beautiful Terrace
- Sunnyhurst Location
- Two Double Bedrooms
- Modern Jubilee Bathroom
  - Front Lounge
- Spacious Sitting Room
  - Stylish Kitchen
- Ideal For First Time Buyers

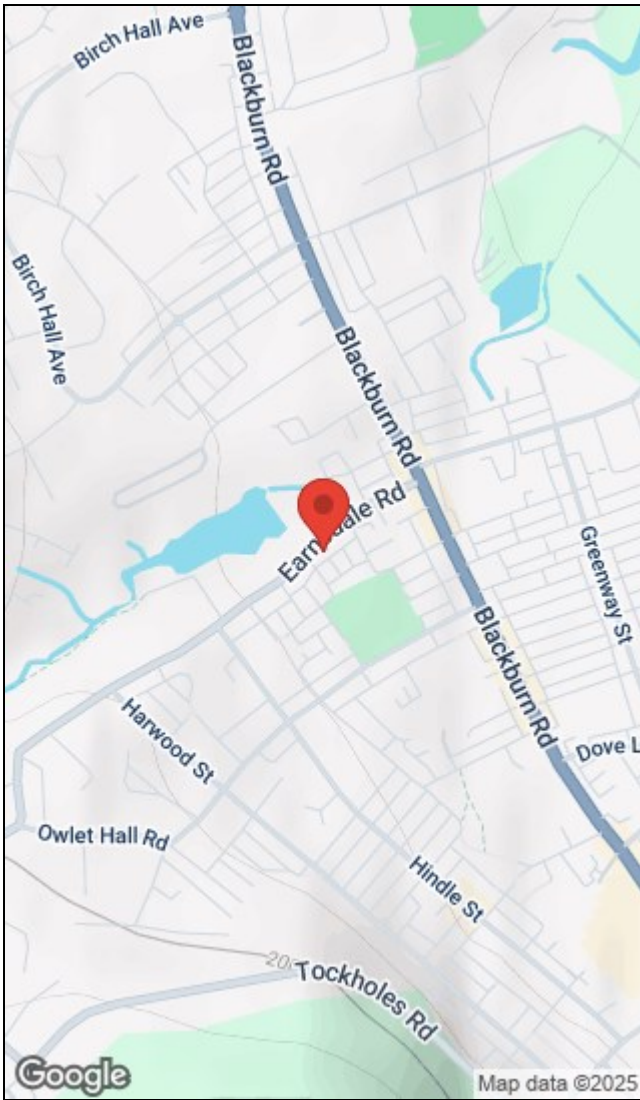
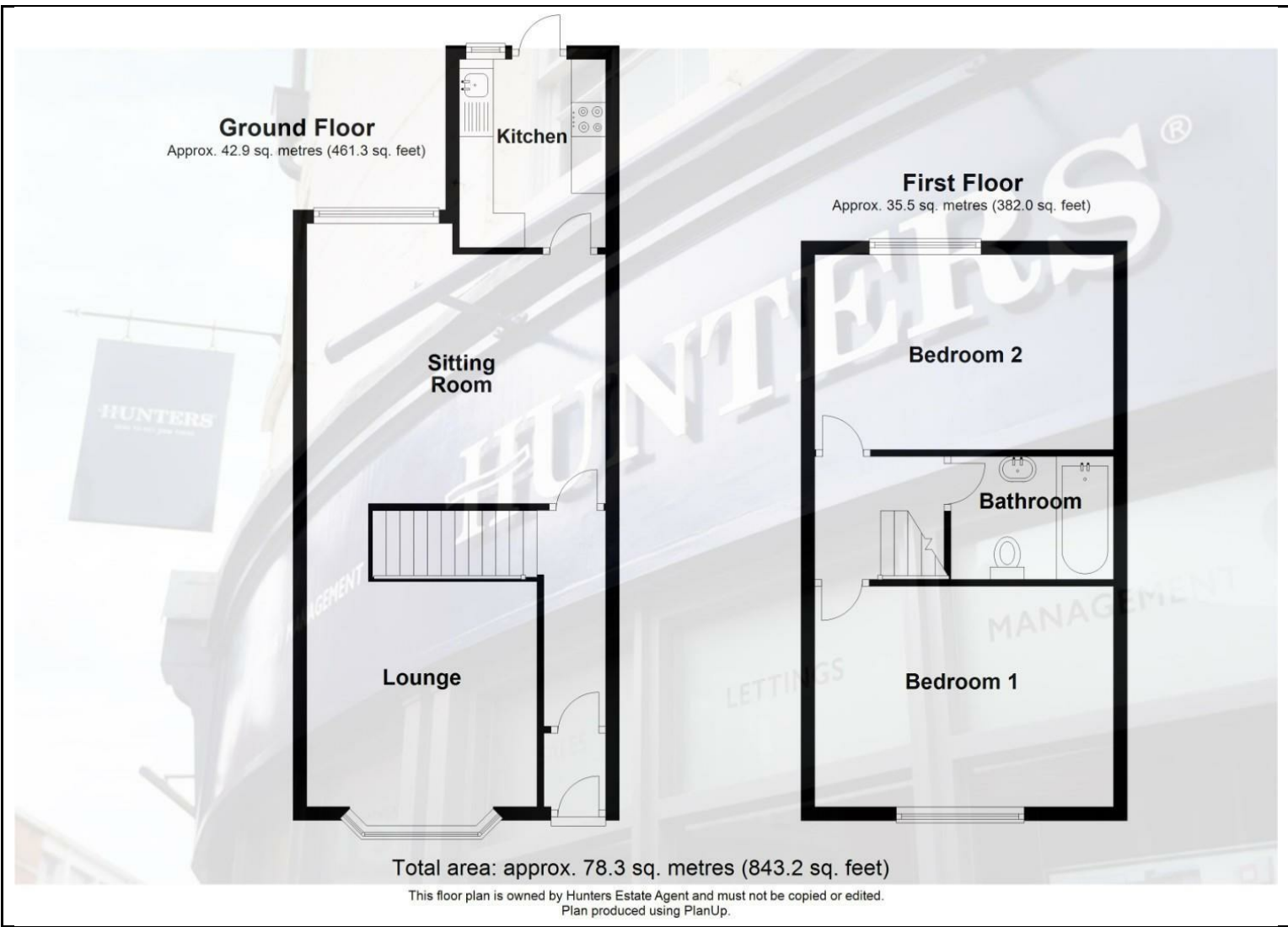












| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU | 01254 706471  
darwen@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Baxter Helmn Estates Limited | Registered Address: 207 - 209 Duckworth Street, Darwen, Lancashire, BB3 1AU | Registered Number: 8986836 England and Wales | VAT No: 872 1369 16 with the written consent of Hunters Franchising Limited.