



**HUNTERS®**  
HERE TO GET *you* THERE

3 1 2 D

## EARNSDALE AVENUE, DARWEN

£325,000



This semi detached home is situated in the desirable area of Sunnyhurst. Located on the doorstep of Sunnyhurst woods, the property offers an excellent opportunity for growing families.

The property comprises; entrance hallway, front lounge with log burner, 2nd sitting room, kitchen & utility area. To the first floor there are three good sized bedrooms and a three piece bathroom suite. The property benefits from a cellar ideal for general storage. There is a lawn garden to the rear of the house, providing the ideal spot to sit out and enjoy the evening sunshine with some green tree line views. To the back of the garden there is direct access into Sunnyhurst Woods. To the front there are double gates protecting a double length driveway.

The house is located in a wonderful position off Earnsdale Avenue, holding some fantastic views of the Darwen Countryside as well as being within walking distance of Sunnyhurst Woods.

**OUR THOUGHTS** - 'Properties rarely come for sale on this road - If Sunnyhurst is what you are after get booked in asap'

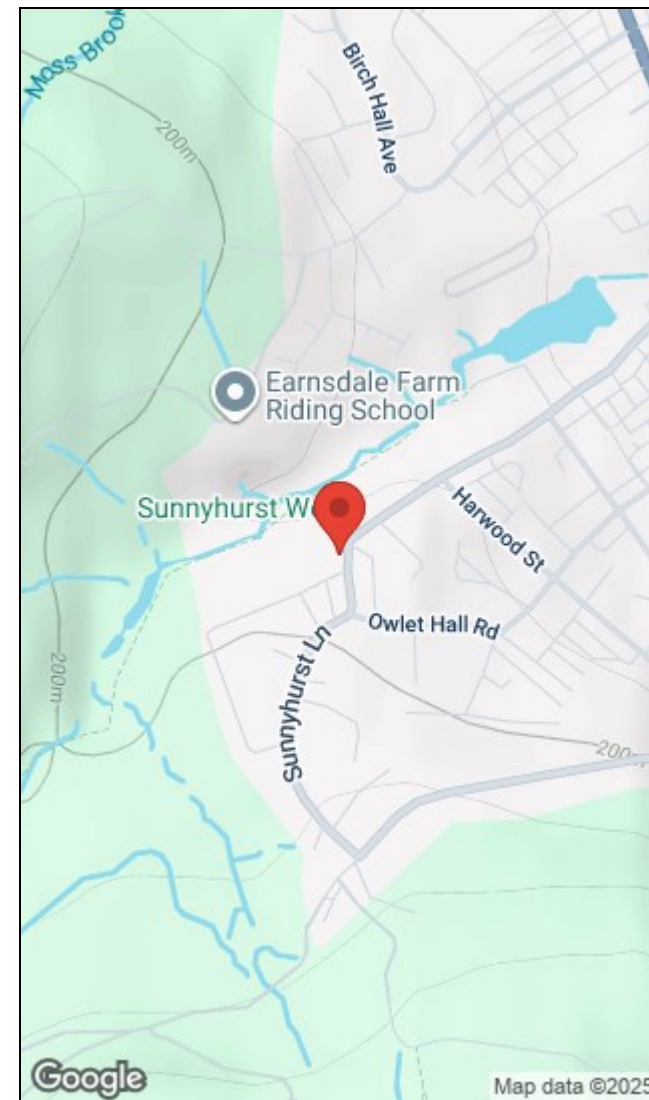
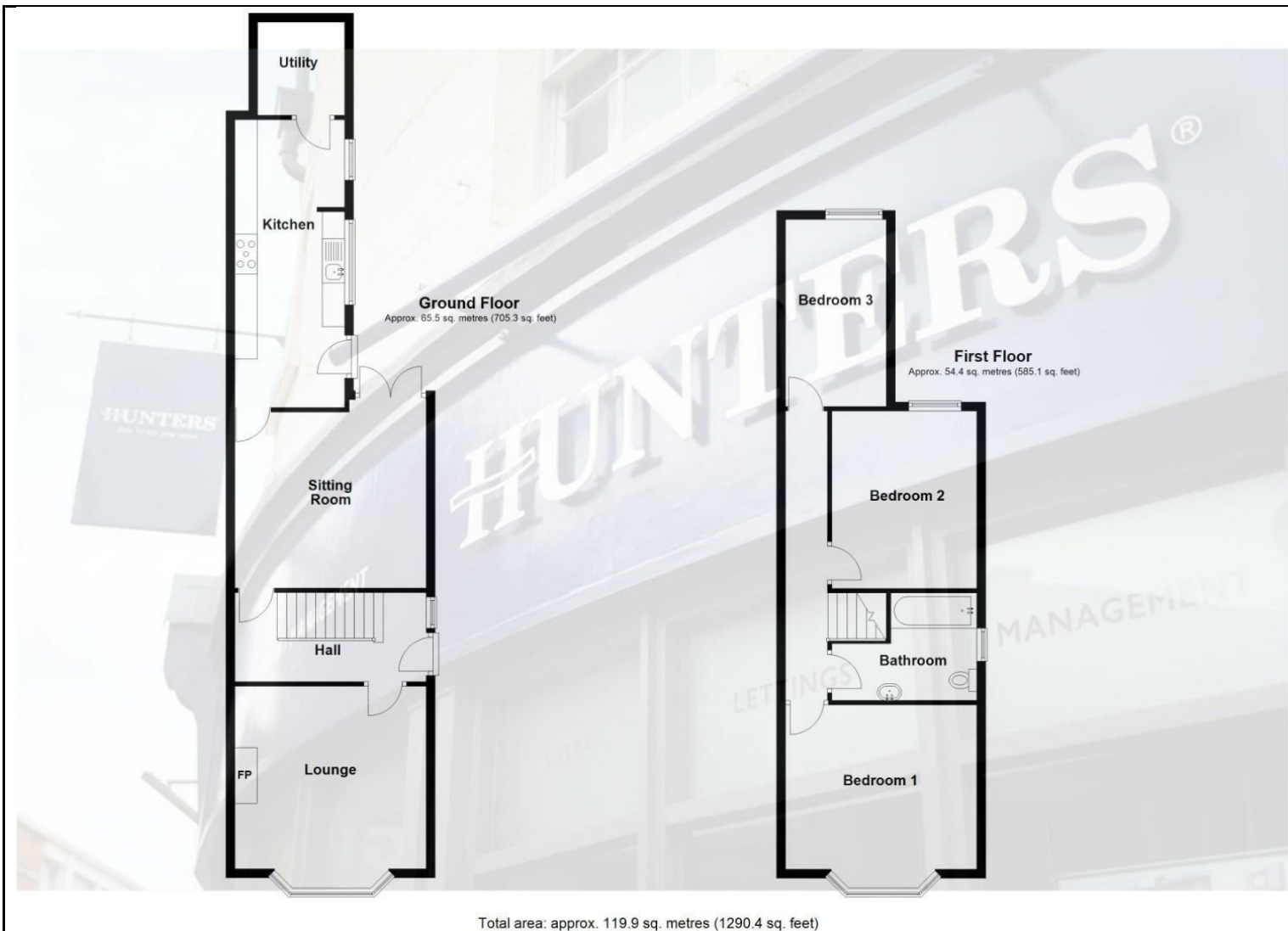
## KEY FEATURES

- Three Bedroom Semi
- Excellent Location In Sunnyhurst
  - Two Sitting Rooms
  - Modern Kitchen
- Private Garden Space
  - Driveway









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.