



## 36 SUNNYMERE DRIVE

DARWEN, BB3 1RH

**£350,000**  
FREEHOLD

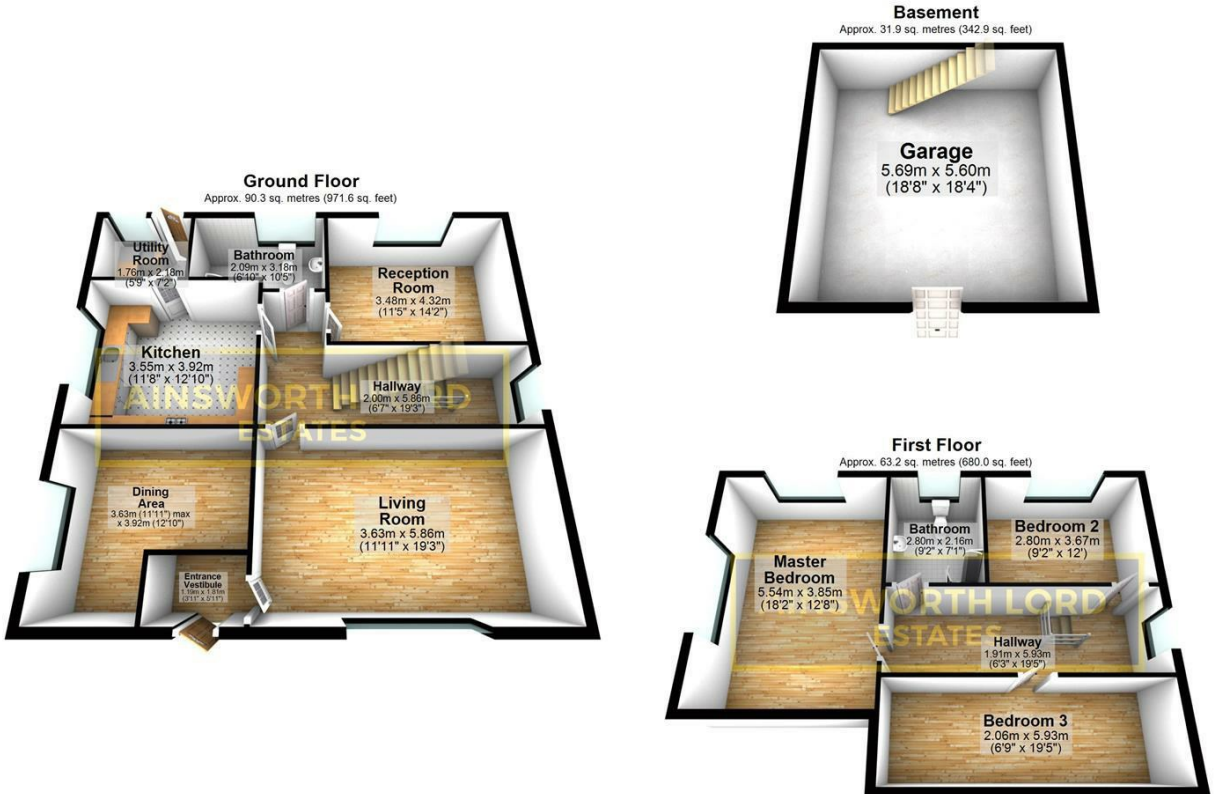
EXECUTIVE 4 BEDROOM DETACHED HOME \*\* TWO LARGE RECEPTION ROOMS \*\* KITCHEN AND UTILITY ROOM \*\* SUBERB LOCATION IN THE BEST PART OF TOWN \*\* LARGE FAMILY HOME \*\* HUGE DRIVEWAY AND BEAUTIFUL GARDENS \*\* BUILT IN SAUNA! \*\* AVAILABLE NOW

**AINSWORTH LORD  
ESTATES**



Google

Map data ©2024 Google



Total area: approx. 185.3 sq. metres (1994.6 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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