PROCTORS
ESTATE AGENTS

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48 Earnsdale Road, Sunnyhurst, Darwen

Offers Over £95,000, Chain free!

Attention ONLY CASH BUYERS! This stone faced garden fronted mid terraced house offers deceptively spacious accommodation in need of TLC. Briefly comprises; entrance vestibule, hallway, sitting room with bay window, living room/dining room, lean to, separate basic kitchen, first floor, three bedrooms, a bathroom, separate WC and a useful attic rom. Benefits from gas central heating and PVC double-glazed windows where stated. Externally there is an enclosed yard to rear. It is situated on a popular residential street within walking distance to Sunnyhurst Woods, moorland trails along with easy access to all amenities on A666 Blackburn Road. The asking price reflects the need for renovation works required.







48 Earnsdale Road, Sunnyhurst, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road and the property is on the left hand side on the row just after Davenham Road.



TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease with a nominal ground rent. Any prospective purchaser should seek clarification from their solicitor.



ACCOMMODATION

ENTRANCE VESTIBULE

Original coving to ceiling, mosaic tiled floor, half glazed door through to;



HALLWAY

Original coving to ceiling, radiator



SITTING ROOM

17' 1" x 11' 9" (5.21m x 3.58m) Measurements into recess and into PVC double-glazed bay window, radiator, tiled fireplace, original coving to ceiling



LIVING ROOM/DINING ROOM

16' 5" x 12' 9" (5m x 3.89m) Measurements into recess. Original coving to ceiling, radiator, glazed door through to;

Tenure	Leasehold
Ground Rent	Nominal ground rent
Council Tax Band	Band B
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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LEAN TO
Double-glazed roof window, PVC door to yard and kitchen



KITCHEN
14' 6" x 9' 3" (4.42m x 2.82m) Basic wall and floor units, PVC double-glazed window



FIRST FLOOR
Landing, spindled balustrade, skylight

BEDROOM 1
16' 2" x 13' 3" (4.93m x 4.04m) PVC double-glazed window, radiator, built in cupboard



BEDROOM 2
11' 6" x 9' 4" (3.51m x 2.84m) Measurements approximately. PVC double-glazed window, fitted furniture



BEDROOM 3
11' 5" x 9' 5" (3.48m x 2.87m) PVC double-glazed window, radiator, fitted furniture



BATHROOM
Panelled bath, pedestal wash hand basin, radiator, built in cupboard

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SEPARATE WC
Low level WC, PVC double-glazed window

ATTIC
16' 3" x 14' 5" (4.95m x 4.39m) Double-glazed window, radiator

OUTSIDE
Small garden area to the front and enclosed yard to the rear with brick built outhouse with double-glazed window, PVC door, power, water and light (was previously a utility room)

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.

COMPLIANCE
Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.









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