



PROCTORS

ESTATE AGENTS

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61 Earnsdale Avenue, Darwen

Offers over £295,000

A distinguished mature semi-detached residence, situated in this highly sought-after locality bordering Sunnyhurst Woods and providing large family sized property with living accommodation arranged over two floors. The property enjoys many typical period features and character. First floor provides three good size bedrooms and three-piece bathroom with shower. The ground floor has three impressive reception rooms (two have bay windows), a fitted kitchen with access to a converted garage that now provides a workshop, utility and WC, the beautiful hall has the original spindled balustrade and feature stained glass window. Gas central heating, PVC double glazed windows and new fascias, gutters and down-spout are all installed. Externally there is off road parking for two cars to the front and beautiful private rear garden that backs on to Sunnyhurst Woods. Local amenities are all nearby within the area and include, bus services, pre-school nurseries and primary schools.



61 Earnsdale Avenue, Darwen

LOCATION

TENURE

We are advised by the vendor that the property is Leasehold (approximately £5 p.a). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE/BREAKFAST ROOM

16' 5" x 8' 6" (5m x 2.59m) PVC double-glazed window, radiator, laminate flooring, electric stove effect fire

FITTED KITCHEN

10' 5" x 7' 8" (3.18m x 2.34m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, stainless steel four ring gas hob, built in oven, extractor, plumbed for dishwasher, PVC double-glazed window, door through to;

INTEGRAL ACCESS TO WORKSHOP

21' x 9' 4" (6.4m x 2.84m) Was originally a garage. Up and over door, power, water light, PVC double-glazed exterior door, access through to;

CLOAKROOM/WC/UTILITY

6' 9" x 4' 1" (2.06m x 1.24m) Low level WC, wash hand basin, wall mounted gas fired central heating boiler unit, plumbed for automatic washing machine, space for tumble dryer, PVC double-glazed window

SITTING ROOM

13' 1" x 12' 5" (3.99m x 3.78m) Measurements into recess and into PVC double-glazed square bay window, feature fireplace, marble inset and hearth, living flame gas fire, radiator, picture rail, original coving to ceiling

INNER HALL

Spindled balustrade staircase to first floor, under stairs storage cupboard, attractive wall panelling to picture rail, radiator, laminate flooring, PVC double-glazed window, access to;

HOME OFFICE

10' x 5' 5" (3.05m x 1.65m) PVC double-glazed windows, radiator, exterior door

LIVING ROOM

14' x 13' 1" (4.27m x 3.99m) Measurements into recess and into PVC double-glazed square bay window, two radiators, feature fireplace, electric fire, laminate flooring, picture rail, original coving and ornate ceiling



Tenure	Freehold
Ground Rent	£5
Council Tax Band	Band
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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FIRST FLOOR

Landing, spindled balustrade, original coving to ceiling

BEDROOM 1

11' 6" x 10' 9" (3.51m x 3.28m) Measurements up to fitted wardrobes (six doors, drawers and makeup area with mirror), PVC double-glazed window (overlooks rear garden and woods)

BEDROOM 2

12' 11" x 11' (3.94m x 3.35m) PVC double-glazed window, radiator, picture rail, original coving to ceiling

BEDROOM 3

12' 2" x 8' 9" (3.71m x 2.67m) PVC double-glazed window, radiator, picture rail

FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window, part tiled elevations, built in cupboard

OUTSIDE

Off road parking to the front along with established plants and shrubs. The rear garden is privately enclosed and borders Sunnyhurst Woods, it has a lawn and well stocked borders with mature plants and shrubs



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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.