



PROCTORS

ESTATE AGENTS

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14 Sunnyhurst Lane, Darwen

£195,000

This mature garden fronted mid terrace house is situated in the sought after Sunnyhurst area. The same family have lived and loved this property since 1968. In our opinion it offers great potential for buyers looking to put their own stamp on a property. The living accommodation is arranged over two floors and comprises; entrance vestibule, hallway, sitting room with stained glass bow window, living room/dining room with feature fireplace, a separate fitted kitchen, a useful rear porch, first floor landing has skylight allowing lots of natural daylight, three bedrooms, a cloakroom/WC and bathroom with turquoise 3 pc suite including a shower. Benefits from gas central heating and double-glazed windows where stated. Outside there is an enclosed yard to the rear and a garage with access from the alley. Chain Free!



14 Sunnyhurst Lane, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane and the property is on the left-hand side before the turning into Owlett Hall Road.

TENURE

We are advised by the Vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Tiled floor, glazed door through to;

HALLWAY

Original coving to ceiling, radiator

SITTING ROOM

14' 31" x 11' 6" (5.05m x 3.51m) Measurements into recess and into cedar wood bow window with stained glass upper, feature fireplace with marble inset and hearth, living flame gas fire, radiator, wall lighting, built in shelving

LIVING ROOM/DINING ROOM

14' 9" x 11' 9" (4.5m x 3.58m) Measurements into recess. Fireplace with gas fire, picture rail, single-glazed window, radiator, original coving to ceiling

SEPARATE KITCHEN

8' 7" x 8' 4" (2.62m x 2.54m) Fitted wall and floor units including drawers, gas point for cooker, stainless steel single drainer one and a half bowl sink unit with mixer tap, half glazed door through to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
Blackburn with Darwen Borough Council
TBC

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

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REAR PORCH

Water tap, door to rear

FIRST FLOOR

Landing, spindled balustrade, skylight, built in cupboard

BEDROOM 1

15' 36" x 11' 67" (5.49m x 5.05m) PVC double-glazed window, radiator, fitted wall to wall-floor to ceiling wardrobes

BEDROOM 2

10' 05" x 9' 42" (3.18m x 3.81m) Double-glazed window, radiator

BEDROOM 3

8' 75" x 8' 75" (4.34m x 4.34m) PVC double-glazed window, radiator

BATHROOM

Paneled bath with shower over, pedestal wash hand basin, part tiled walls, skylight, radiator, built in cupboard

SEPARATE CLOAKROOM/WC

Single-glazed window, low level WC, wash hand basin, part tiled walls

OUTSIDE

Small paved garden area to the front with red brick wall, flowerbeds and wrought iron gate. To the rear there is an enclosed yard area and a garage with an ip and over door (it has access via the alleyway)



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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.

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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