



PROCTORS
ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



1 Sunnyhurst Terrace, Salisbury Road, Darwen

£325,000

LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road, turn left into Salisbury Road (just after Shaftesbury Ave) and the development is on the left hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor. NO SERVICE CHARGES

This generous, contemporary, modern detached house is situated in the highly sought after residential area of



1 Sunnyhurst Terrace, Salisbury Road, Darwen

Sunnyhurst on a small development of 11 recently build houses. This house 'type 7' is the last remaining house and briefly comprises, four bedrooms, one en-suite shower room, and a family bathroom with shower, ground floor entrance hall, lounge with two windows allowing lots of natural light, and a large open plan kitchen/dining/living room with feature breakfast island and exterior doors to rear garden, cloakroom/WC. Externally the property benefits from a turfed rear garden with pleasant outlooks and a long driveway to the side. Benefits from PVC double-glazed windows, central heating (most rooms with under floor heating) and solar panels (owned not rented). Located with convenient access to Sunnyhurst Woods, moorland walks, all amenities on A666, Darwen town centre and motorway J.4 M65. Lang Estates Ltd has built its strong reputation over the last 19 years, by creating stylish and spacious family homes that meet the lifestyle demands of modern living. This property is the last remaining house on the row of this Sunnyhurst development of 11 plots.

ACCOMMODATION

ENTRANCE HALL

Composite front door with double-glazed units

CLOAKROOM/WC

Low level WC, wash hand basin, PVC double-glazed window

LOUNGE

17' 1" x 10' 5" (5.21m x 3.18m) Two PVC double-glazed windows, under floor heating, spotlighting to ceiling

FITTED DINING/LIVING KITCHEN

21' 6" x 12' 7" (6.55m x 3.84m) Fitted wall and floor units, single drainer sink unit, electric hob, built in oven, extractor hood, integrated fridge-freezer, plumbed for automatic washing machine, large breakfast island, under floor heating, spotlighting, PVC double-glazed exterior double doors to rear garden

FIRST FLOOR

Landing, spindled balustrade, PVC double-glazed window, loft hatch

BEDROOM 1

12' 7" x 9' 9" (3.84m x 2.97m) PVC double-glazed window, under floor heating

EN SUITE SHOWER ROOM

Shower enclosure, wall hung wash hand basin, low level WC, part tiled walls, tiled floor, extractor fan, spotlighting to ceiling, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band E
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 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.

1 Sunnyhurst Terrace, Salisbury Road, Darwen

BEDROOM 2

12' 7" x 9' 4" (3.84m x 2.84m) PVC double-glazed window, under floor heating

BEDROOM 3

12' 9" x 8' 7" (3.89m x 2.62m) PVC double-glazed window, under floor heating

BEDROOM 4

8' 7" x 8' 6" (2.62m x 2.59m) PVC double-glazed window, under floor heating

FAMILY BATHROOM

Panelled bath with shower, mixer tap and screen over, wall hung wash hand basin, low level WC, under floor heating, part tiled walls, tiled floor, PVC double-glazed window

OUTSIDE

Off road parking for two cars to the front, enclosed lawned garden to the rear with timber fencing

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.



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