



# PROCTORS

ESTATE AGENTS

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## Dykedene, 73 Sunnyhurst Lane, Darwen

**'Offers over' £395,000**

A superb, mature semi-detached house situated in this enviable and sought after residential area of Sunnyhurst with direct access into the woods at the rear and a stones throw from Darwen Moors. The property has been extended to provide ideal and spacious family accommodation in immaculate condition throughout. The main feature of the ground floor is the excellent open plan living kitchen, which includes a bespoke kitchen units and appliances, breakfast area, sitting and dining areas. There is also a separate lounge with wood burning stove and outlooks to the wood. There are four bedrooms arranged over two floors including the master room with en suite shower room. There is a very attractive four-piece bathroom and a separate two-piece cloakroom. Gas central heating, PVC double-glazed windows, LED lighting and CCTV and alarm system are all installed. Externally there is a converted garage which provides two rooms, one with bi-folding doors, ideal for a variety of uses. There are well laid garden areas with flagged stone areas, lawns, astroturf and paving. There is a triple car driveway for ample off road parking. Internal inspection is essential to fully appreciate this excellent family home.



Dykedene, 73 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 right-hand side.

TENURE

We have been advised by the vendors that the property is freehold. Any potential purchasers should clarify with their solicitors.

ACCOMMODATION

OPEN PLAN LIVING/KITCHEN

26' 2" x 21' 3" (7.98m x 6.48m) Full range of bespoke wall and floor units including drawers, stainless steel one and a half bowl sink unit, built in double ovens, gas hob, extractor, fridge-freezer, dishwasher, plumbed for automatic washing machine, gas fired central heating boiler unit, four PVC double-glazed windows, two Velux double-glazed windows, two radiators, spotlighting

LOUNGE

13' 5" x 12' (4.09m x 3.66m) Measurements into PVC double-glazed bay window (overlooking Sunnyhurst Woods), wood burning stove in recess fireplace, PVC double-glazed window, spotlighting

ENTRANCE HALL

PVC double-glazed window, radiator, under stairs storage, solid oak flooring

CLOAKROOM/WC

Low level, WC, wash-hand basin, radiator/towel rail, tiled floor, two PVC double-glazed windows

FIRST FLOOR

Landing, PVC double-glazed sash window, solid oak balustrade

FOUR-PIECE BATHROOM

Shower enclosure, free-standing double-ended bath, wash hand basin, chrome radiator/towel rail, part tiled elevations, tiled floor, PVC double-glazed window



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band D  
Blackburn with Darwen Borough Council  
D

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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### BEDROOM 2

12' 7" x 10' 10" (3.84m x 3.3m) PVC double-glazed window, radiator

### BEDROOM 3

12' 1" x 9' 6" (3.68m x 2.9m) PVC double-glazed window, radiator, spotlighting

### BEDROOM 4

7' 6" x 7' 3" (2.29m x 2.21m) PVC double-glazed window (overlooks the woods), radiator

## SECOND FLOOR

### MASTER BEDROOM

16' x 11' 1" (4.88m x 3.38m) PVC double-glazed window, Velux double-glazed window

### EN SUITE

Walk in shower, pedestal wash hand basin, low level WC, chrome radiator/towel rail, PVC double-glazed window, spotlighting

### OUTSIDE

Private rear garden, Indian flagged stone paving, lawns, gated access to woods, front garden with astroturf and triple car driveway

### CONVERTED GARAGE; ROOM 1

10' 6" x 10' (3.2m x 3.05m) Bi-folding doors, LED lighting

### GARAGE/ STORAGE/ WORKSHOP ROOM 2

11' 3" x 10' (3.43m x 3.05m) Listed on the deeds as workshop, LED lighting, power

### 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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