



## Sunnyhurst Lane, Darwen, BB3 1JN

### Offers over £259,950

Nestled on the charming Sunnyhurst Lane in Darwen, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1933, the property boasts a generous 1465 square feet of living space, making it an ideal family home.

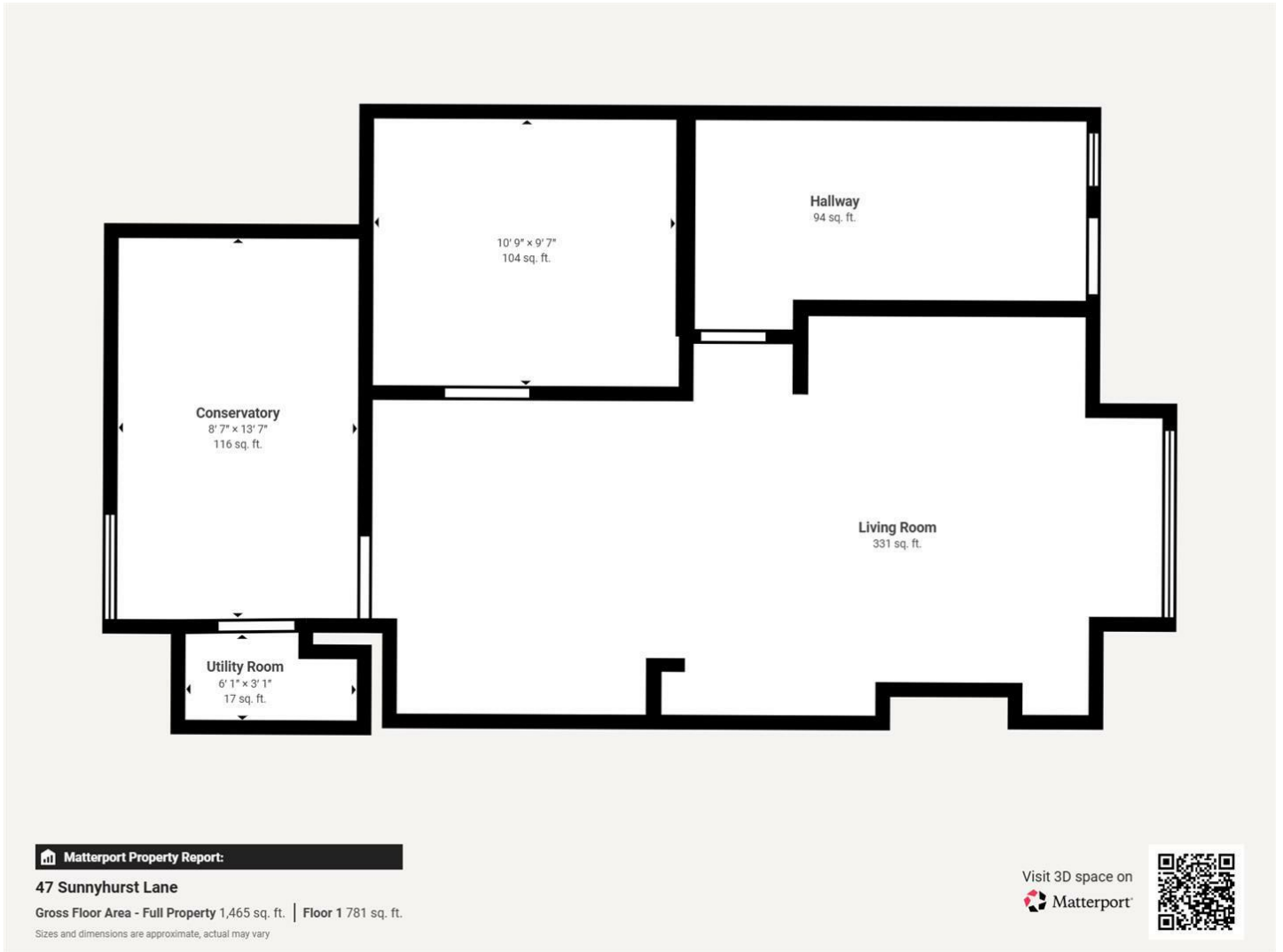
Upon entering, you are welcomed into a spacious open plan living/dining area that exudes warmth and comfort, perfect for both relaxation and entertaining. The house features four well-proportioned bedrooms, providing ample space for family members or guests. The layout is thoughtfully designed to ensure that every room is filled with natural light, creating a bright and inviting atmosphere. There is also the added benefit of a utility room.

One of the standout features of this property is the lovely conservatory, which serves as a tranquil retreat, allowing you to enjoy the beauty of the garden throughout the year. The outdoor space is complemented by a garage and a driveway, offering convenient parking options and additional storage.

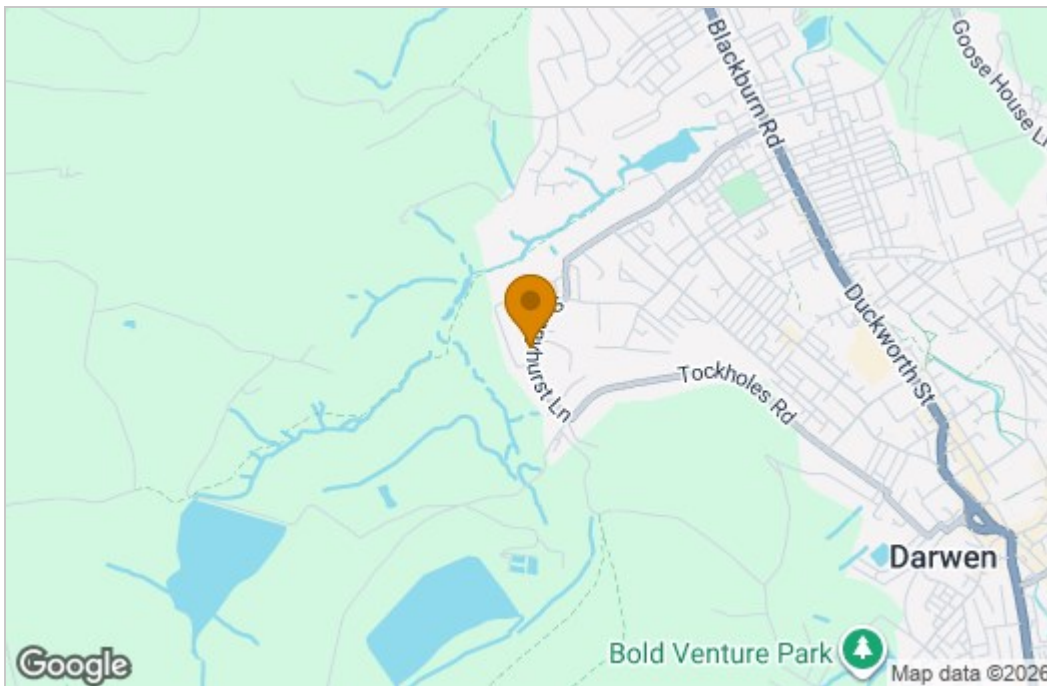
Situated in a popular area, this home is close to local amenities and Darwen Golf Club making it an excellent choice for families and professionals alike. With its blend of traditional charm and practical features, this semi-detached house on Sunnyhurst Lane is a wonderful opportunity for those seeking a comfortable and stylish living environment in Darwen. Don't miss the chance to make this stunning property your new home.



# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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