



PROCTORS

ESTATE AGENTS

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116 Earnsdale Road, Sunnyhurst Area, Darwen

Offers over £215,000, Chain free!

In our opinion this period mid terraced, garden fronted house must be viewed to fully appreciate the beautifully presented accommodation on offer. It is situated in this much sought after residential area, directly across from Sunnyhurst Woods. The accommodation comprises; entrance vestibule, sitting room with bay window, living/dining room, a brand new modern fitted kitchen with 'Shaker style' units, K rend rear yard with feature landscaping. First floor, large landing with storage, the main bedroom is at the front of the house overlooking Sunnyhurst Woods, two further bedrooms and a spacious modern bathroom suite. In addition there is a very useful attic room. Benefits from gas central heating (boiler (new 2025) and plumbing), electrical re-wire, re-plastered and PVC double-glazed windows throughout except one. In our opinion it must be viewed to appreciate the size of accommodation and the period features this house has to offer. The location is within easy reach of moorland walks, all amenities on A666 and M65 J.4.



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LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road and the property is on the left hand side opposite Sunnyhurst Woods.

TENURE

We are advised by the vendor that the property is Leasehold, approximately £1.50 per annum. Assumed 999 year lease. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Original period mosaic tiled floor, meter cupboard, original coving to ceiling,

HALLWAY

13' 8" x 3' 3" (4.17m x 0.99m) Mosaic tiled floor, original coving to ceiling, staircase to upstairs with new cream carpets

SITTING ROOM

17' 7" x 11' 3" (5.36m x 3.43m) Large bay window, radiator, original fireplace, wall lights, new carpet flooring

LIVING ROOM/DINING ROOM

14' 1" x 12' 1" (4.29m x 3.68m) PVC double-glazed window overlooking the yard, radiator, original fireplace, fitted storage units, new carpet flooring

NEWLY FITTED SHAKER STYLE KITCHEN

12' 2" x 8' 4" (3.71m x 2.54m) Fitted wall and floor units including drawers, single drainer one and a half bowl ceramic sink unit with brass mixer tap, electric hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door

FIRST FLOOR

large landing with storage cupboard, staircase and feature window

BEDROOM 1

11' 6" x 9' 7" (3.51m x 2.92m) Main bedroom to the front of the property, facing sunnyhurst woods, PVC double-glazed window, radiator, new carpets

BEDROOM 2

11' 4" x 9' 5" (3.45m x 2.87m) bedroom to the rear of the property, PVC double-glazed window, radiator, new carpets



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£1.50 per annum
Band B
Blackburn with Darwen Borough Council
E

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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BEDROOM 3

8' 6" x 5' 2" (2.59m x 1.57m) Ideal for an office or study, PVC double-glazed window, radiator

BATHROOM

9' 4" x 5' 8" (2.84m x 1.73m) Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, PVC double-glazed window

ATTIC ROOM

19' 5" x 13' 3" (5.92m x 4.04m) Velux double-glazed window, storage cupboard into eaves

OUTSIDE

Small garden area to the front, to the rear there is an enclosed yard to the rear with feature 'K-rend', paving, sitting area, brick built store, back gate, external lighting



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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