



PROCTORS

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Rokeby, 61 Earnsdale Avenue, Darwen

£365,000

A distinguished mature semi-detached residence, situated in this highly sought after locality bordering Sunnyhurst Woods and providing large family sized property with living accommodation arranged over two floors. The property enjoys many typical period features and character. First floor provides three good size bedrooms and three-piece bathroom with shower. The ground floor has three impressive reception rooms (two have bay windows), a recently fitted kitchen with granite worktops and access to a converted garage that now provides a workshop, utility and WC, the beautiful hall has the original spindled balustrade. Gas central heating, PVC double glazed windows and new gutters, down-spouts and fascias are installed. Externally there is off road parking for two cars to the front and beautiful private rear garden that backs on to Sunnyhurst Woods. Local amenities are all nearby within the area and include, bus services, pre-school nurseries and primary schools.



Rokeby, 61 Earnsdale Avenue, 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, turn right into Earnsdale Avenue follow the road round and the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold (approximately £5 p.a). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE/BREAKFAST ROOM

16' 5" x 8' 6" (5m x 2.59m) PVC double-glazed window, radiator, laminate flooring, electric stove effect fire

RECENTLY FITTED KITCHEN

10' 5" x 7' 8" (3.18m x 2.34m) Fitted wall and floor units including glazed display unit, drawers, granite worktop, plate rack, grey single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, integrated dishwasher, PVC double-glazed window, 'Amtico' tile effect flooring, door through to;

INTEGRAL ACCESS TO WORKSHOP

21' x 9' 4" (6.4m x 2.84m) Was originally a garage. Up and over door, power, water light, PVC double-glazed exterior door, access through to;

CLOAKROOM/WC/UTILITY

6' 9" x 4' 1" (2.06m x 1.24m) Low level WC, wash hand basin, wall mounted gas fired central heating boiler unit, plumbed for automatic washing machine, space for tumble dryer, PVC double-glazed window

LIVING ROOM

13' 1" x 12' 5" (3.99m x 3.78m) Measurements into recess and into PVC double-glazed square bay window, new feature fireplace, marble inset and hearth, living flame gas fire, radiator, picture rail, original coving to ceiling, glazed bespoke double doors through to;

INNER HALL

Spindled balustrade staircase to first floor, under stairs storage cupboard, attractive wall panelling to picture rail, radiator, laminate flooring, PVC double-glazed window, access to;

HOME OFFICE

10' x 5' 5" (3.05m x 1.65m) PVC double-glazed windows, radiator, exterior door



Tenure	Leasehold
Ground Rent	£5
Council Tax Band	Band D
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	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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SITTING ROOM

14' x 13' 1" (4.27m x 3.99m) Measurements into recess and into PVC double-glazed square bay window, two radiators, feature fireplace, electric fire, laminate flooring, picture rail, original coving and ornate ceiling

FIRST FLOOR

Landing, spindled balustrade, original coving to ceiling

BEDROOM 1

11' 6" x 10' 9" (3.51m x 3.28m) Measurements up to bespoke recently fitted wardrobes, PVC double-glazed window (overlooks beautiful rear garden and the woods)

BEDROOM 2

12' 11" x 11' (3.94m x 3.35m) PVC double-glazed window, radiator, picture rail, original coving to ceiling

BEDROOM 3

12' 2" x 8' 9" (3.71m x 2.67m) PVC double-glazed window, radiator, picture rail

FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window, part tiled elevations, built in cupboard

OUTSIDE

Off road parking to the front along with established plants and shrubs. The rear garden is privately enclosed and borders Sunnyhurst Woods, it has a lawn and well stocked borders with mature plants and shrubs

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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Homplan 11/2021



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