



PROCTORS

ESTATE AGENTS

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Prinny Hill, 93 Sunnyhurst Lane, Darwen

Offers over £290,000

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, continue to the top and the property is on the right-hand side.

TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.



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In our opinion this delightful cottage is situated in an enviable position in the highly sought after residential area of Sunnyhurst. This stone-built cottage offers a rare opportunity to acquire a home of exceptional character, enhanced by a number of stunning original features that are certain to impress, including an eye-catching landscaped rear garden with a wonderful woodland backdrop and views over the bowling green. The accommodation briefly comprises an entrance porch, a cosy yet elegant lounge, and a gorgeous recently fitted kitchen featuring a range of quality units, integrated appliances and a charming stable door opening directly onto the rear courtyard. To the first floor are two generous double bedrooms and a beautifully appointed three-piece bathroom with shower, filled with natural light. Every room has been carefully designed and finished to a first-class standard, making this an ideal purchase for buyers seeking a home that is truly ready to move into. Benefits include PVC double glazed windows, gas stove-effect fire, central heating system. Externally, the property is approached via a private walkway bordered by a level lawn and mature hedging, providing an excellent degree of privacy. To the side, a tarmacadam driveway offers off-road parking for three vehicles, complemented by attractive stone-flagged pathways leading to the entrance. The rear garden is a particular highlight, having been professionally landscaped with a combination of well-stocked flower beds and artificial lawn for ease of maintenance. Beyond the garden lies a bowling green, with Sunnyhurst Woods forming a picturesque backdrop, creating a superb outlook throughout the seasons. The cottage is perfectly placed for enjoying some of Darwen's most renowned scenery and outdoor pursuits. A network of peaceful woodland walks is available virtually from the doorstep, leading towards Darwen Tower and Darwen Golf Club, while the town centre and local amenities remain conveniently accessible. A truly exceptional cottage home combining period charm, high-quality modern finishes and a stunning setting in one of Darwen's most sought-after locations.

ACCOMMODATION

ENTRANCE PORCH

Front door, PVC double-glazed window

LOUNGE

18' 76" x 13' (7.42m x 3.96m) PVC double-glazed window, feature exposed stone elevation, stove effect gas fire on stone hearth, beamed ceiling, radiator, spindled balustrade staircase to first floor, under stairs storage



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
TBC
Band B
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 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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FITTED KITCHEN

11' 8" x 10' 8" (3.56m x 3.25m) Fitted wall and floor units including drawers, white porcelain single drainer one and a half bowl sink unit with mixer tap, gas hob, built in under oven, black extractor hood, integrated dishwasher, integrated fridge-freezer, integrated automatic washing machine, tiled splash-backs, vertical radiator, beams to ceiling, stone mullioned window, feature exposed stone elevation, PVC double-glazed window, composite stable style exterior door

FIRST FLOOR

Landing

BEDROOM 1

12' 34" x 9' 34" (4.52m x 3.61m) PVC double-glazed window, radiator

BEDROOM 2

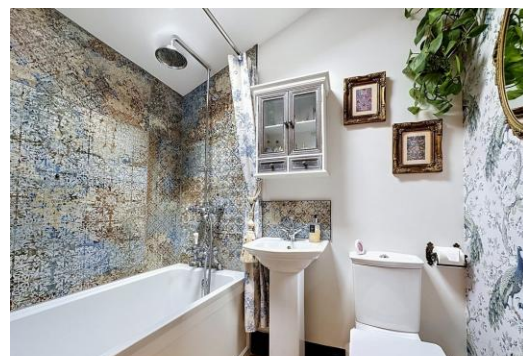
12' 6" x 11' 48" (3.81m x 4.57m) PVC double-glazed window, radiator, vaulted ceiling with beams, loft access via drop-down ladder (part boarded)

FAMILY BATHROOM

6' 32" x 5' 5" (2.64m x 1.65m) Panelled bath with shower and mixer tap over, pedestal wash hand basin, low level WC, heated towel rail, skylight, loft hatch

OUTSIDE

Gate to front garden with 'Indian stone' paved pathway, established plants, shrubs and lawn along with a driveway providing off road parking for three cars accessed by a side double gate. To the rear there is a beautifully landscaped privately enclosed garden with a 'Indian stone' paved courtyard, gated access to stone steps up 'India stone' patio with glass balustrade open to lawn mature plants, shrubs and it all takes advantage of the woodland and bowling green view.



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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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