



Sunnyhurst Terrace, Sunnyhurst, Darwen

£240,000

A brand new three storey house situated on this small and new development in the highly sought after Sunnyhurst. The accommodation comprises, entrance hall, cloakroom/WC, impressive open plan lounge and fitted dining kitchen, first floor, family bathroom, two bedrooms, second floor generous size master bedroom and en suite shower room. Lang Estates Ltd has built its strong reputation over the last 17 years, by creating stylish and spacious family homes that meet the lifestyle demands of modern living. Their Sunnyhurst development of 11 plots, reflect the high quality they demanded and Proctors are pleased to offer for sale the two house types available, type 7 (four bedrooms) and type 8 by appointment.



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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, turn left into Salisbury Road (just after Shaftesbury Ave) and the development is on the left hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor. NO SERVICE CHARGES

ACCOMMODATION

ENTRANCE HALL

Composite front door with double-glazed units, under floor heating, staircase to first floor, large storage cupboard

CLOAKROOM/WC

Wash-hand basin, low level WC, part tiled elevations, tiled floor, under floor heating

OPEN PLAN LOUNGE AND FITTED KITCHEN

LOUNGE

15' 9" x 13' 4" (4.8m x 4.06m) PVC double-glazed double doors (to rear garden), under floor heating, open plan through to;

FITTED DINING KITCHEN

12' 1" x 8' 3" (3.68m x 2.51m) New contemporary fitted wall and floor units including drawers, single drainer sink unit with mixer tap, induction hob, built in oven, extractor hood, under floor heating

FIRST FLOOR

Landing

FAMILY BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, PVC double-glazed window, part tiled elevations, tiled floor, under floor heating

BEDROOM 2

15' 6" x 10' 9" (4.72m x 3.28m) Two PVC double-glazed windows, under floor heating

BEDROOM 3

15' 6" x 10' 1" (4.72m x 3.07m) Two PVC double-glazed windows, under floor heating



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band
Blackburn with Darwen Borough Council
TBC

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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SECOND FLOOR

Staircase from first floor to second floor, landing

MASTER BEDROOM/SUITE

16' 1" x 15' 7" (4.9m x 4.75m) Two double-glazed escape windows, under floor heating, radiator, spotlighting to ceiling

EN SUITE SHOWER ROOM

Shower enclosure, low level WC, wash hand basin, double-glazed roof window, part tiled elevations, tiled floor (under floor heating), extractor fan

OUTSIDE

Off road parking to the front for two cars and an enclosed garden to the rear



Proctors Darwen

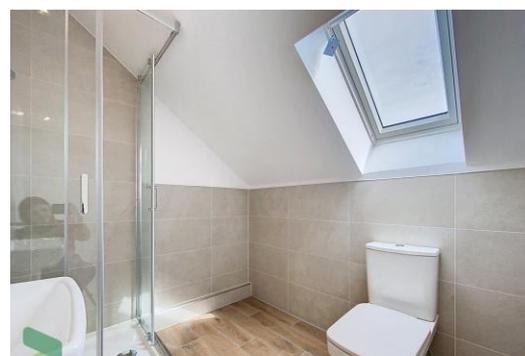
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PLEASE NOTE

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.



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