



Earnsdale Road, Darwen, BB3 1JA

£699,950

AN EXCEPTIONAL DETACHED PERIOD PROPERTY ON AN IMPRESSIVE PLOT

Welcome to this exquisite detached period property located on Earnsdale Road in the charming town of Darwen. This remarkable home is set on an impressive plot, ensuring privacy and tranquility, as it is not overlooked and is conveniently situated across the road from the beautiful Sunnyhurst woodlands.

Nestled down a quiet lane, this residence is bursting with character and charm, showcasing original features that add to its unique appeal. With five generous living areas, this home offers ample space for both relaxation and entertainment. The property boasts seven spacious double bedrooms, providing plenty of room for family and guests alike. Additionally, there are two well-appointed bathrooms, ensuring convenience for all.

One of the standout features of this property is the complete blank canvas it presents to potential buyers. This allows you the opportunity to personalise and put your own stamp on the home, making it truly yours. The impressive double garage and ample off-road parking further enhance the practicality of this residence, making it ideal for families or those with multiple vehicles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Detached Period Property
 - Wrap-Around Gardens
 - Off Road Parking
 - Tenure TBC
- Seven Double Bedrooms
 - Sunnyhurst Woodlands Location
 - Council Tax Band G
- Five Generous Living Areas
 - Blank Canvas Opportunity
 - EPC Rating TBC

Ground Floor

Entrance

Hardwood single glazed leaded door to the Entrance Vestibule.

Entrance Vestibule

7'11 x 5'11 (2.13m'3.35m x 1.52m'3.35m)
Coving, picture rail, encaustic tiled flooring, hardwood single glazed frosted door to the hallway.

Hallway

30'8 x 14'1 (9.35m x 4.29m)
UPVC double glazed window, two central heating radiators, coving, corbel, picture rail, herringbone flooring, hardwood doors to three living areas, inner hallway, dining room, UPVC double glazed door to the rear and staircase to the first floor.

Reception Room One

18'3 x 17'1 (5.56m x 5.21m)
Hardwood single glazed bow window, hardwood single glazed frosted window, central heating radiator, coving, ceiling rose, picture rail, gas fire with tiled hearth and surround, inset shelving, herringbone flooring.

Reception Room Two

17'1 x 14'4 (5.21m x 4.37m)
Hardwood single glazed bow window, two hardwood single glazed frosted leaded windows, central heating radiator, coving, electric fire with tiled surround and granite hearth.

Reception Room Three

18'3 x 12'5 (5.56m x 3.78m)
UPVC double glazed bay window, hardwood single glazed frosted, stain glass inset bay window, central heating radiator, gas fire with granite hearth, coving, ceilli by rose.

Inner Hallway

18 x 5'6 (5.49m x 1.68m)
UPVC double glazed frosted window, cast iron central heating radiator, fitted storage, herringbone flooring, doors to a bathroom and WC.

Bathroom

8'3 x 7 (2.51m x 2.13m)
UPVC door bow glazed frosted window, glass brick frosted window, chrome heated towel rail, a two piece suite comprising of a panelled bath with traditional taps, pedestal wash basin with mixer tap, tiled elevations, tile effect vinyl flooring.

WC

4'11 x 2'7 (1.50m x 0.79m)
UPVC double glazed frosted window, low basin WC, tiled elevations, tile effect vinyl flooring.

Dining Room

15'8 x 11 (4.78m x 3.35m)
UPVC double glazed box window, coving, storage cupboard, door to the kitchen.

Kitchen

15'3 x 12'2 (4.65m x 3.71m)
Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, granite surface, tiled splash backs, inset stainless steel sink with mixer tap, integrated electric double oven with a four ring gas hob and extractor hood, integrated fridge, coving, tiled effect Lino flooring, hardwood door to the inner hallway.

Inner Hallway

3'6 x 3'3 (1.07m x 0.99m)
Tiled effect Lino, doors to morning room, utility room and WC.

WC

5'7 x 3 (1.70m x 0.91m)
UPVC double glazed frosted window, high basin WC, tiled elevations, tile effect Lino flooring.

Utility Room

13'5 x 5'6 (4.09m x 1.68m)
UPVC double glazed window, plumbing for washing machine, Worcester boiler, stainless steel sink with mixer tap, integrated storage, partially tiled flooring, partially tiled effect Lino flooring, open to the pantry.

Pantry

5'7 x 3'11 (1.70m x 1.19m)

Morning Room

14'4 x 11 (4.37m x 3.35m)
UPVC double glazed window, central heating radiator, gas fire with tiled hearth and surround, hardwood door to garage, UPVC double glazed French doors to the rear.

First Floor

Landing

21'19 x 17'7 (6.40m x 5.36m)
UPVC double glazed window, central heating radiator, coving, corbel, doors to four bedrooms, two store rooms, WC and shower room and staircase to the second floor.

Bedroom One

17'2 x 14'1 (5.23m x 4.29m)
Hardwood double glazed bow window, central heating radiator, coving, picture rail.

Bedroom Two

17 x 14'5 (5.18m x 4.39m)
Hardwood single glazed bow window, central heating radiator, coving.

Bedroom Three

12'5 x 11'9 (3.78m x 3.58m)
UPVC double glazed window, central heating radiator, coving.

Bedroom Four

12'1 x 10'4 (3.68m x 3.15m)
UPVC double glazed window, central heating radiator, coving, fitted wardrobes.

Store Room One

8'10 x 3'5 (2.69m x 1.04m)

Store Room Two

8 x 3'2 (2.44m x 0.97m)
UPVC double glazed window.

Shower Room

8'2 x 7'11 (2.49m x 2.41m)
Hardwood single glazed window, central heating radiator, chrome heated towel rail, a two piece suite comprising of a pedestal wash basin with mixer tap, double direct feed shower enclosure, PVC panelled elevations.

WC

10'4 x 2'11 (3.15m x 0.89m)
UPVC double glazed frosted window, low basin WC.

Second Floor

Landing

15'9 x 13'10 (4.80m x 4.22m)
Skylight, doors to three bedrooms and store room.

