

DUFFIN'S

ESTATE AGENTS



Sunnyhurst Lane, Darwen, BB3 1JN

Offers over £249,950

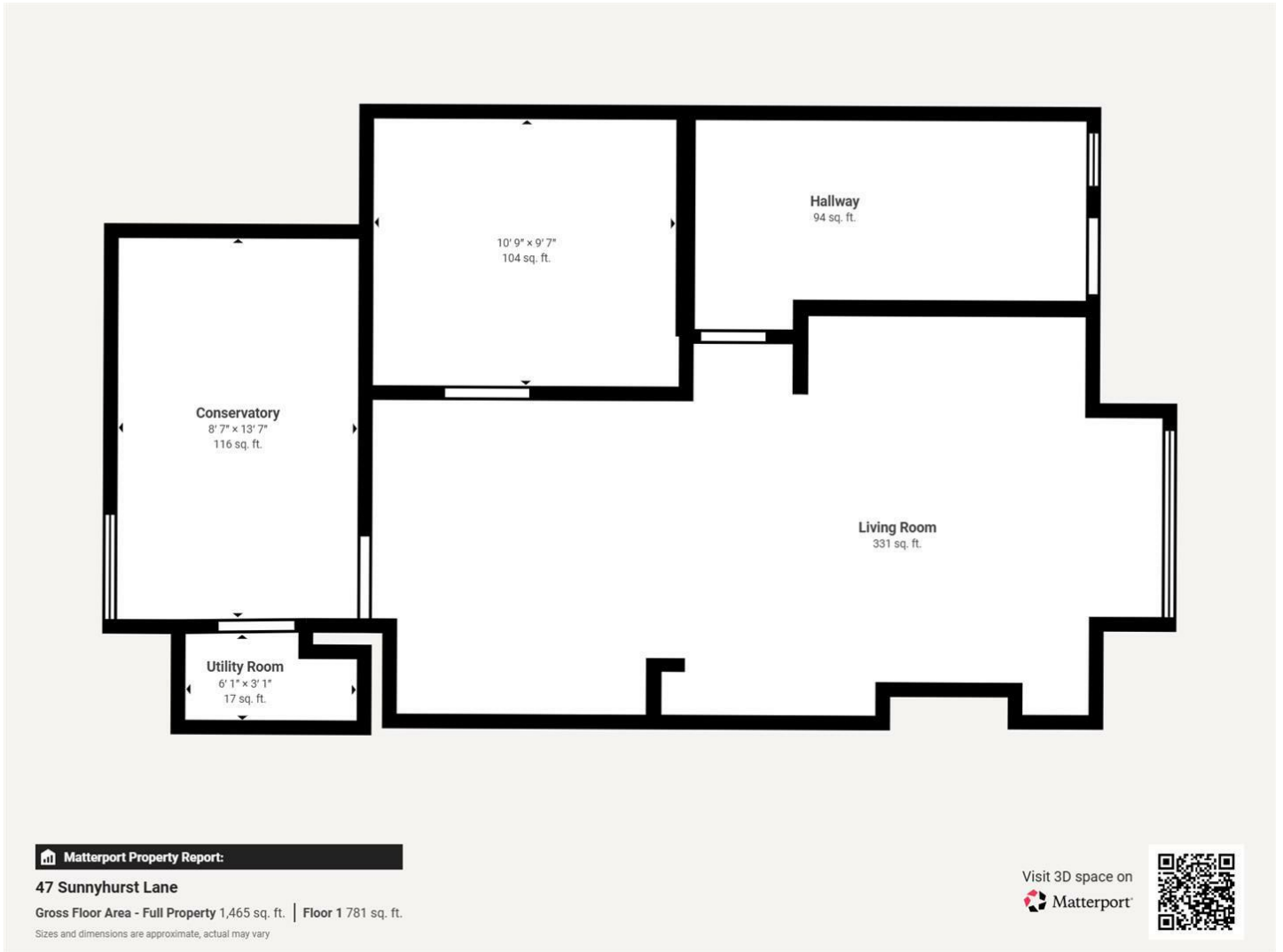
Situated at the gateway to the west Pennine moors. In the highly sought after area of Sunnyhurst we offer this charming 4-bedroom semi-detached 1930s property. Whilst the property is within easy walking distance of Darwen Town centre, local schools, moors, woods, tennis courts, bowling green and a delightful country pub it has fantastic links to the m65 and rail network which makes it ideal for commuters. Other features of this property is the amazing upper floor views to the golf club, and the ground floor open plan area ideal for family life. Outside the drive can fit 3 cars and the garage has been extended and used as a workshop. The property has the added benefit of no onward chain. Built in 1933, the property boasts a generous 1465 square feet of living space, making it an ideal family home.

Upon entering, you are welcomed into a spacious open plan living/dining area that exudes warmth and comfort, perfect for both relaxation and entertaining. The house features four well-proportioned bedrooms, providing ample space for family members or guests. The layout is thoughtfully designed to ensure that every room is filled with natural light, creating a bright and inviting atmosphere. There is also the added benefit of a utility room.

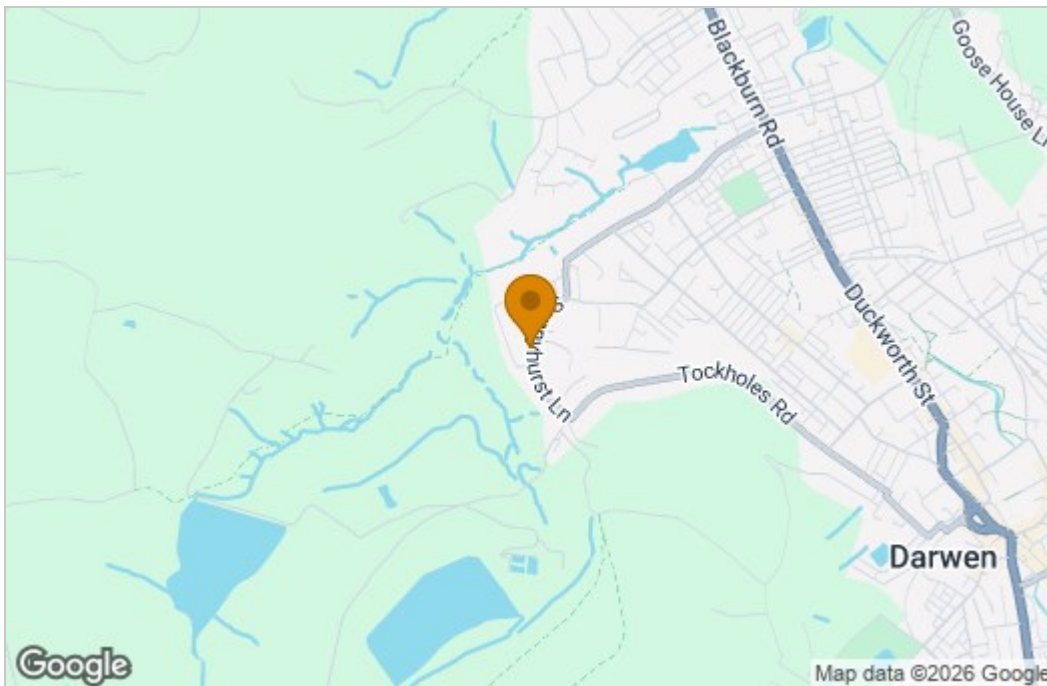
One of the standout features of this property is the lovely conservatory, which serves as a tranquil retreat, allowing you to enjoy the beauty of the garden throughout the year. The outdoor space is complemented by a garage and a driveway, offering convenient parking options and additional storage.

Situated in a popular area, this home is close to local amenities and Darwen Golf Club making it an excellent choice for families and professionals alike. With its blend of traditional charm and practical features, this semi-detached house on Sunnyhurst Lane is a wonderful opportunity for those seeking

Floor Plan



Area Map



Energy Efficiency Graph

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

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