



Sunnyhurst Lane, , Darwen, BB3 1JN

- Beautiful Three Bedroom Property
- Two Sitting Rooms
- Desirable Location In Sunnyhurst
- Original Features
- Garden Space
- Dining Kitchen & Utility
- Three Double Bedrooms
- No Onward Chain

£249,950



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Hunters are delighted to offer this stunning end terrace to the market. Located in the centre of Sunnyhurst with some stunning features which are sure to impress.

This property comprises; entrance vestibule, entrance hall, front lounge, spacious sitting room, dining kitchen & utility. To the first floor there are three double bedrooms and a three piece bathroom suite. The décor is lovely throughout, with warm colour schemes complementing well with the original features of the house. Externally the property comes with garden space to the front & side, protected with a tall hedge providing privacy.

The property is located in the heart of Sunnyhurst, on the doorstep of some of the towns most notable scenery. There are quiet walkways which lead up to Darwen Tower as well as up to Darwen Golf Club & into Sunnyhurst Woods.

OUR THOUGHTS - 'Early viewing is highly recommended as this type of property in this area is sure to generate lots of interest'

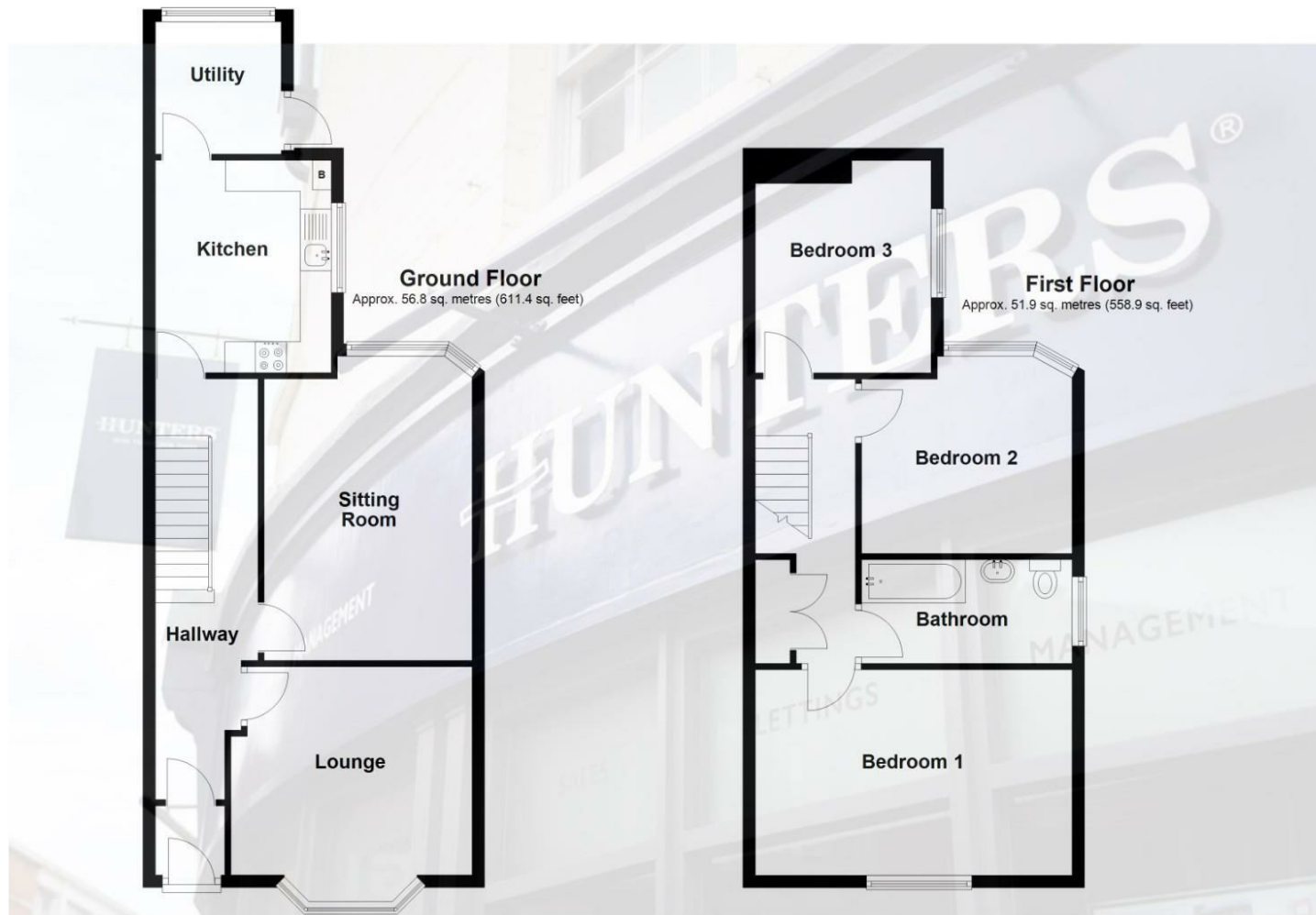
Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



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Vestibule	Sitting Room 14'11" x 11'3"	Bedroom One 16'7" x 11'1"	Bathroom 11'3" x 5'3"
Hallway			
Lounge 13'3" x 11'0"	Kitchen 11'4" x 9'4"	Bedroom Two 10'11" x 9'1"	
	Utility Room 6'11" x 6'8"	Bedroom Three 11'3" x 9'3"	



Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
England & Wales		
		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.