



HUNTERS[®]

HERE TO GET *you* THERE

4 2 2

'FANTOFT' EARNSDALE AVENUE, DARWEN



Offers Over £375,000

Situated in the heart of Sunnyhurst, 'Fantoft' is mature 3 story semi detached home offering an opportunity to good to let slip. Sat an an extremely enviable plot this has major potential to develop and create a stunning family home in one of the towns most sought after postcodes.

The property comprises; entrance hall, two generous sized sitting rooms, conservatory, dining kitchen, utility and ground floor shower room. To the first floor there are three double bedrooms and a family bathroom. From the landing there is a further stairway leading to a fourth double bedroom. Although dated in its appearance the property is perfectly liveable and offers buyers the opportunity to modernise and renovate as they see fit once in.

The property comes with some great outdoor space and we feel there is scope to potential extend the property subject to obtaining correct planning permission/consent. There is a lawn garden to the side with a mix of shrubs and patio areas to sit out. There is direct access into a detached double garage. There is a double length driveway to the front.

Sunnyhurst is well known for its picturesque surroundings and has an excellent reputation throughout the town. There is a selection of schools within the area as well as local shops and amenities. Sunnyhurst Woods & the country moors are on the doorstep and access down the main roads to motorway links is hassle free throughout most of the day.

OUR THOUGHTS - *'A property of this magnitude, on this plot and in this area is super rare. With no onward chain out clients can also move quick'*

KEY FEATURES

- Substantial Semi Detached Home
 - Four Bedrooms
 - Two Sitting Rooms
 - Very Rare Plot Type
 - Generous Garden Space
 - Built Over Three Floors
- Located On Doorstep Of Sunnyhurst Woods
 - No Chain
 - Requires Modernisation
 - Double Detached Garage







