



## Earnsdale Road

Darwen, BB3 1HS

£850 Per Calendar Month



**\*\* SUNNYHURST LOCATION \*\*** Hunters are delighted to offer this three bedroom garden fronted terrace to the market. With a modern design throughout this property suits all applicants alike. Situated on a highly sought after position in Sunnyhurst high levels of interest are expected from the outset.

The house comprises; entrance porch, front lounge, reception room and a brand new modern fitted kitchen. To the first floor there are two double bedrooms and a three piece shower room. From the landing you will find a stairway leading to an attic bedroom. The property is of a modern style throughout and has a lovely spacious layout. Upvc double glazing is installed throughout along with gas central heating.



## Entrance Hallway

### LOUNGE

Upvc double glazed window, gas central heated radiator.

### SITTING ROOM

Upvc double glazed window, gas central heated radiator.

### KITCHEN

Range of wall & floor units, Upvc rear door, Upvc double glazed window, gas central heated radiator. plumbed access for washer, integrated oven & hob,

### BEDROOM ONE

Upvc double glazed window, gas central heated radiator.

### BEDROOM TWO

Upvc double glazed window, gas central heated radiator.

### BEDROOM THREE

Laminate floor, skylight, gas central heated radiator.

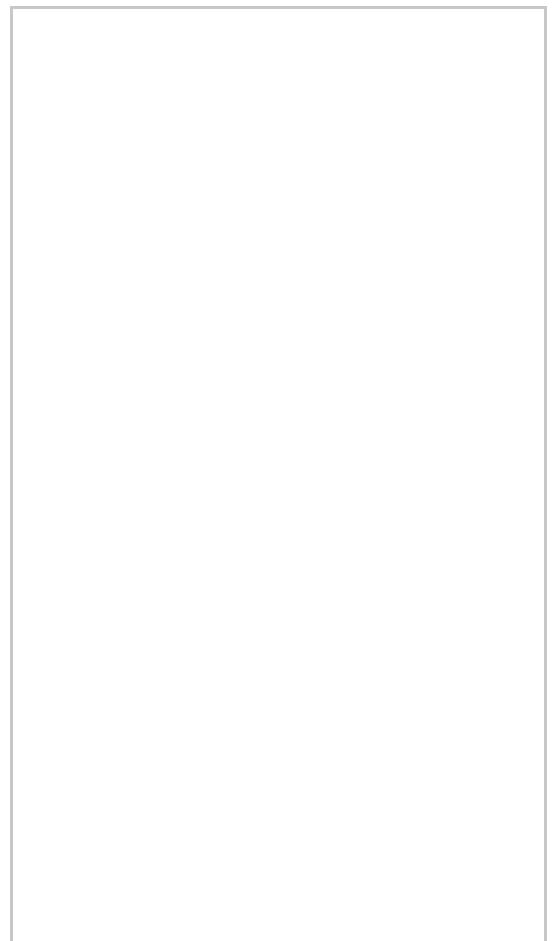
### BATHROOM

Vanity hand wash basin, panel bath with shower, WC, Upvc double glazed window, gas central heated radiator.

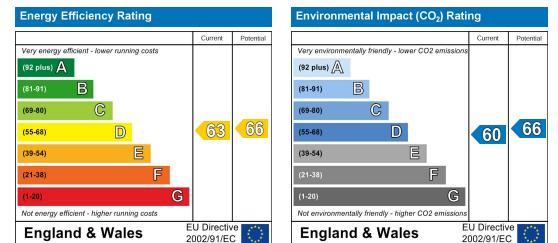
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.