



# PROCTORS

ESTATE AGENTS

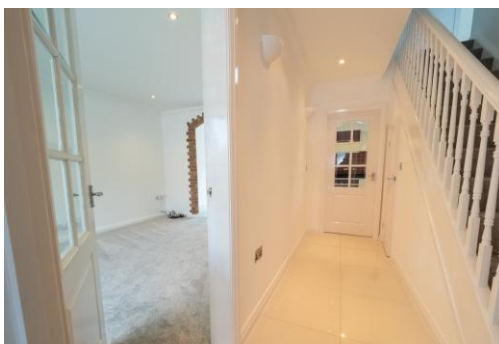
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)  
Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)



## 15 The Meadows, Darwen

£250,000

Internal inspection is highly recommended to fully appreciate this superb modern detached house, appointed to high standards throughout. It enjoys a cul de sac position on this quiet location in this popular and convenient residential development. In our opinion the property provides ideal family sized accommodation briefly comprising; entrance hall, cloakroom/WC, an attractive lounge open through to a dining room with patio doors to the rear garden, an extended fully fitted kitchen with a range of modern high-gloss units, granite worktops and integrated appliances (a portion of the garage was converted 12 years ago to provide the extension). First floor, attractive family bathroom with shower, four bedrooms, the master bedroom has a large inset storage cupboard and an en-suite shower-room. Gas central heating and PVC double-glazed windows are both installed. Externally there are gardens to the front, side & rear (the latter is privately enclosed).



## 15 The Meadows, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left at the mini roundabout on to Birch Hall Avenue, first right on to Meadow Terrace (across from St Edwards Primary school), left onto The Meadows, continue ahead and turn left on to the cul de sac and the property is the first one on the left hand side.

### TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchasers should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

PVC front door with double-glazed units, feature high-gloss floor tiles, spindled banister staircase to first floor, radiator

#### CLOAKROOM/WC

Pedestal wash hand basin, low level WC, radiator, PVC double-glazed window, tiled flooring

#### LOUNGE

15' 3" x 10' 6" (4.65m x 3.2m) PVC double-glazed window, radiator, coving to ceiling, open through to;

#### DINING ROOM

10' 6" x 8' 9" (3.2m x 2.67m) coving to ceiling, spotlighting, radiator, PVC double-glazed patio door (needs a repair to the runner)

#### EXTENDED FULLY FITTED KITCHEN

15' 3" x 20' 8" (4.65m x 6.3m) Maximum 20'8. Minimum 9'2. Fitted high-gloss wall and floor units including drawers, granite worktops, inset stainless steel sink with mixer/spray tap, gas point for cooking range, large extractor hood, built in bottle fridge, integrated dishwasher, plumbed for automatic washing machine, space for a tumble dryer, free-standing 'American style fridge-freezer', tiled floor, vertical radiator, spotlighting, PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

Landing

#### MAIN BEDROOM

13' 9" x 13' 2" (4.19m x 4.01m) measurements up to built in cupboard with spotlighting over. PVC double-glazed window (one unit needs replacing), radiator, access through to;

#### EN SUITE SHOWER ROOM



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band C  
Blackburn with Darwen Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



## 15 The Meadows, Darwen

Glazed and tiled shower enclosure, vanity wash hand basin with storage, low level WC, radiator, part tiled elevations, PVC double-glazed window

### BEDROOM 2

11' x 10' 7" (3.35m x 3.23m) PVC double-glazed window, radiator

### BEDROOM 3

10' 7" x 8' 3" (3.23m x 2.51m) PVC double-glazed window, radiator

### BEDROOM 4

10' 9" x 5' (3.28m x 1.52m) PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled bath with shower and screen over, vanity wash hand basin with storage, low level WC, radiator, part tiled elevations, tiled floor, PVC double-glazed window

### OUTSIDE

Easy to maintain gardens to the front and rear, the latter is privately enclosed and has two patios and a lawn area along with mature hedging

### WORKSHOP (WAS ORIGINALLY PART OF THE GARAGE)

Up and over door, light

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

15 The Meadows, Darwen



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapogen ©2023



Proctors Darwen  
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. darwen@proctorsestateagents.co.uk  
Web. proctorsestateagents.co.uk

%epcGraph\_c\_1\_198%