



32 Meadowfields, Blackburn

£295,000

In our opinion this beautifully presented 4 bedroom detached house offers a practical layout for growing families. Briefly comprises; entrance hallway, fully fitted breakfast kitchen with integrated "Bosch" appliances, utility, separate cloakroom/WC, partially converted garage now provides a home office/gym/boot room, the lounge gives access to both a dining room and a spacious conservatory that takes advantage of views over the privately enclosed rear garden. The first floor has four bedroom, one with en-suite shower room and a family bathroom and benefits from a brand new boiler and radiators throughout in June 2024. Oakdale is a hamlet in Blackburn with Darwen, situated close to the suburbs Earcroft and Ewood where all local amenities are available including convenient access to M65 junction 4 motorway. Viewing is highly recommended.

LOCATION



32 Meadowfields, Blackburn

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, proceed to Earcroft, just past the 'Golden Cup' public house. Turn left at the lights into Jack Walker Way, take the third exit on the roundabout to Arbour Drive, then the second right onto Meadowfields, follow the road round to the right and the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold, £50 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

HALLWAY

Composite front door (installed in 2022) with double-glazed units, new flooring, carpeted staircase to first floor, radiator.

CLOAKROOM/WC

Low level WC, wash hand basin, extractor fan, radiator.

HOME GYM/OFFICE (CONVERTED FROM GARAGE)

8' 2" x 7' 8" (2.49m x 2.34m) concealed gas fired central heating boiler unit (boiler new June 2024).

FULLY FITTED BREAKFAST KITCHEN

10' 9" x 9' 6" (3.28m x 2.9m) Fitted modern wall and floor units including drawers, black worktops, integrated 'Bosch' dishwasher, integrated 'Sharp' fridge-freezer, 'Franke' black single drainer one and a half bowl sink unit 'Franke tri-filterflow tap', 'Bosch' induction hob, black extractor hood, built in 'Bosch' oven, integrated 'Bosch' combination microwave/oven, wine rack, breakfast bar, PVC double-glazed window, open through to;

UTILITY

5' 4" x 4' 5" (1.63m x 1.35m) Black worktop, inset round stainless steel basin with 'Franke' mixer tap, plumbed for automatic washing machine, wine rack, PVC exterior door with large exterior canopy over, radiator.

LOUNGE

14' 3" x 11' (4.34m x 3.35m) Two radiators, under stairs storage cupboard with lighting and power, open through to;

DINING ROOM

9' 1" x 8' 1" (2.77m x 2.46m) PVC double-glazed, radiator.

CONSERVATORY

12' 6" x 11' 12" (3.81m x 3.66m) PVC double-glazed double doors from the lounge, PVC roof, PVC double-glazed windows (takes advantage of views



Tenure

Ground Rent

Council Tax Band

Local Authority

EPC Rating

Leasehold

£50

Band D

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.

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over the privately enclosed rear garden), feature wood clad wall, PVC double-glazed exterior double doors

FIRST FLOOR

Landing, PVC double-glazed window, spindled balustrade, radiator, built in airing cupboard with clothes hanging rail and heated towel rail radiator, loft access via drop-down ladder (boarded with power and light).

BEDROOM 1

13' 8" x 13' (4.17m x 3.96m) 13'8 (10'3 minimum). PVC double-glazed window, radiator, floor to ceiling fitted sliding door wardrobes, interior door through to;

EN SUITE

Glazed and tiled bi-fold shower enclosure with shower tower panel which has a hand shower attachment, overhead drencher and massaging body jets, low level WC, pedestal wash hand basin, mirrored wall cabinet and Infinity Led Illuminated Mirror.

BEDROOM 2 (currently used as home office)

14' 2" x 9' 6" (4.32m x 2.9m) PVC double-glazed window, radiator.

BEDROOM 3

11' 2" x 7' 8" (3.4m x 2.34m) PVC double-glazed window, radiator.

BEDROOM 4 (CURRENTLY USED AS HOME OFFICE)

11' 2" x 7' 8" (3.4m x 2.34m) PVC double-glazed window, floor to ceiling fitted sliding door wardrobes, radiator.

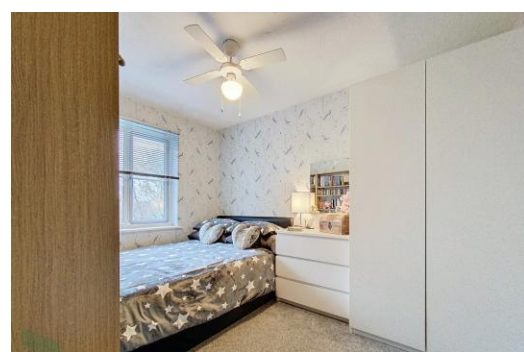
FAMILY BATHROOM

Panelled bath with shower attachment and tri-fold screen over, vanity wash hand basin with cupboard below, low level WC, heated towel rail radiator, fully tiled walls and floor, extractor fan, PVC double-glazed window.

OUTSIDE

To the front there is a generous-sized concrete print driveway (2022) that can accommodate up to 5 cars. Small garden area to the front along with access via up and over door to a partially converted garage allowing practical storage/workshop with power and light. There is gated access to paved side pathways, ideal for bin storage. To the rear, when you step out from the conservatory doors there is a decked bistro patio area. On the lower level there is a privately enclosed rear garden with multiple raised decked areas with a large 3m x 3m hardtop polycarbonate gazebo (currently houses hot tub) with 4 side curtains and mosquito nets, lawn area, flowerbeds and a metal shed.

PLEASE NOTE



Proctors Darwen

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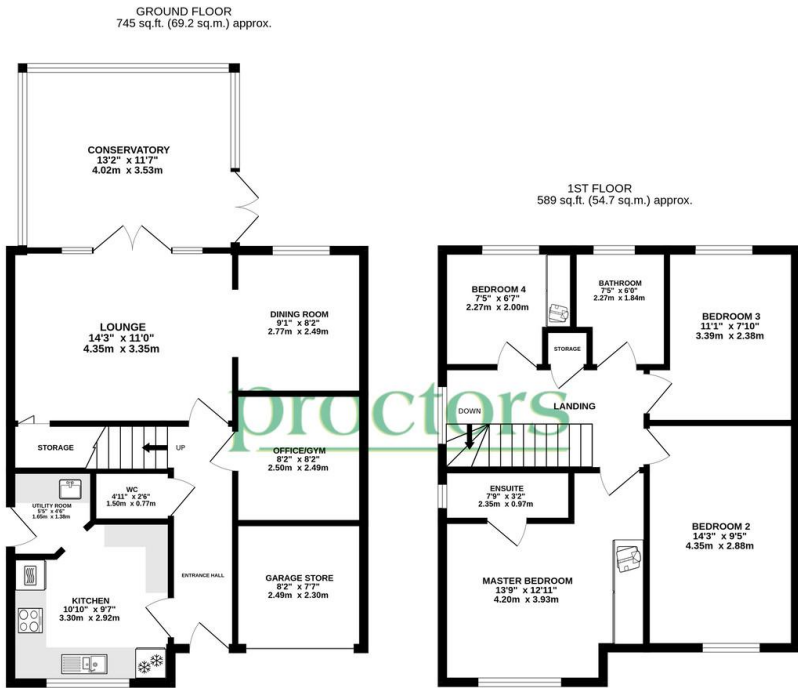
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32 MEADOWFIELDS - MARKETED BY PROCTORS ESTATE AGENTS
 TOTAL FLOOR AREA: 1334 sq.ft. (123.9 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other 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.
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