



# PROCTORS

ESTATE AGENTS

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)



**42 The Meadows, Darwen**

**Offers Over £325,000**

## LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed past Lynwood. At the mini roundabout turn left into Birch Hall Avenue, first right into The Meadows, then left and the property is on the right hand side at the far end of the cul de sac.

## TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease at £150 per annum. No service charges. Any prospective purchaser should seek clarification from their solicitor.





## 42 The Meadows, Darwen

Internal inspection is highly recommended to fully appreciate this superb modern four (or five) bed detached house, appointed to a very high standard throughout and boasting move-in condition! Situated in a nice, quiet location on this very convenient and sought-after modern residential development. It is being sold with no upward chain.

In our opinion the property provides ideal family accommodation (particularly suitable for those with elderly relatives or requiring a disability element). Briefly comprising an entrance porch, hallway, a modern ground floor shower room/wet room, a spacious lounge with PVC double-glazed patio doors leading to a conservatory, a separate dining room, a sitting room (5th bedroom option) with PVC double-glazed patio doors onto the rear garden, modern fully fitted kitchen with integrated appliances and a utility area. The first floor has a bright landing with access to a boarded & lit attic (with ladder). There are four upstairs bedrooms. The main bedroom has fabulous open views onto fields, with fitted wardrobes and an ensuite shower room. In addition, there is an attractive family bathroom (newly fitted in 2022) with mains supply shower (mixer tap) over the bath. Gas central heating and PVC double glazed windows throughout. New carpets fitted downstairs. Externally there is a large blocked paved driveway to the front with parking for up to three vehicles and a gate to the side. The rear garden is low maintenance and fully SOUTH facing, comprising a paved patio area, stone chippings, timber fencing, and stepping stones leading to a very cute, spacious and practical (double glazed) garden room, office studio or bar, built by Quality Garden Buildings in 2022.

### VALUERS COMMENTS

For any buyers living with elderly relatives, or teenagers looking for their own space, this house would be ideal as there is a ground floor wet room and optional fifth bedroom with garden access. The integrated garage was professionally converted in 2018 with full building regulations applied. The three downstairs reception rooms (in addition to the conservatory) can be arranged for multi-purpose use. This lovely property benefits from a LIFETIME Council Tax % discount granted when the wet room was installed in 2019. The main bedroom has fabulous views overlooking fields, the block paved driveway offers ample parking, and the property is immaculate throughout. The house is light and spacious, the Garden Room/Office/Bar provides additional space, it's the icing on the cake! This prime location gives access to shops and schools, Darwen Golf Club, St Edward's Primary School and Darwen Vale High School, and easy access to Junction 4, M65 and main bus routes. Viewing is very strongly recommended.

### ACCOMMODATION

#### ENTRANCE PORCH

PVC front door with glazed units. Coat rack.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£150.00 per annum  
Band C  
Blackburn with Darwen Borough Council  
C

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.

## 42 The Meadows, Darwen

### ENTRANCE HALL

Spindled balustrade staircase to first floor. Radiator.

### FULLY FITTED KITCHEN

Fitted wall and base units including drawers. Light oak Karndean flooring, and light oak worktops, stainless steel single drainer sink unit with mixer tap, four ring gas hob with integrated extractor hood, built-in (easy clean) oven, integrated fridge/freezer, and integrated automatic washing machine or dishwasher space. Tiled splashbacks, built-in electric floor heater, PVC double-glazed window. Open access leading to separate utility area;

### UTILITY ROOM

Plumbed for automatic washing machine, with power points and lighting. Space for a tumble dryer (vent connected to outdoors) and a large, mains heated towel radiator.

### SHOWER ROOM

Large, designer styled, walk-in shower room with fitted glass screen, wall hung w/c and wall hung wash basin. Fully tiled walls and non-slip floor, mains heated towel radiator. Integrated tiled shelf for cosmetic storage. PVC double-glazed window, fan extractor and ceiling recessed spotlights.

### SITTING ROOM (PREVIOUSLY 5TH BEDROOM)

11' 4" x 9' (3.45m x 2.74m) Electric wall mounted flame effect fire, PVC double-glazed double doors to patio area, radiator.

### LOUNGE (USED AS A WORK/CRAFT ROOM)

15' 3.89" x 11' 5" (4.65m x 3.48m) Radiator, PVC double-glazed patio doors leading through to;

### CONSERVATORY

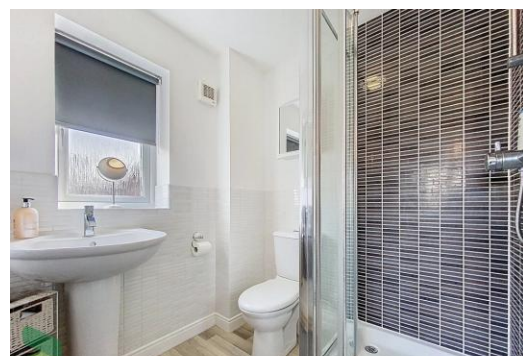
PVC roof, PVC double-glazed windows, PVC double-glazed double exterior doors to rear garden. Newly fitted vertical blinds (2025).

### DINING ROOM (COVERED FROM GARAGE)

12' 9" x 7' 6" (3.89m x 2.29m) PVC double-glazed window, radiator, storage cupboard with ceiling light and shelving.

### FIRST FLOOR

Spacious landing, spindled balustrade, PVC double-glazed window, radiator, loft access via a plastic drop-down hatch with ladder (boarded and lit by Access-4-Lofts in 2019).



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## 42 The Meadows, Darwen

### BEDROOM 1

12' 3" x 11' 0" (3.73m x 3.35m) Bespoke fitted wardrobes (with 7 x doors) comprising fabulous clothing/shoe storage with various rails and shelves. PVC double-glazed window (open aspects), radiator, door leading to ensuite;

### EN SUITE SHOWER ROOM

Glazed and fully tiled (mains supply) shower enclosure, pedestal wash hand basin, low level w/c, mains heated towel radiator, wall extractor fan, mirrored wall cabinet, part tiled walls, PVC double-glazed window.

### BEDROOM 2

12' 2" x 10' 8" (3.71m x 3.25m) 12'2 max 9'4 min. PVC double-glazed window, radiator

### BEDROOM 3

9' 7" x 6' 1" (2.92m x 1.85m) PVC double-glazed window, radiator

### BEDROOM 4

10' 0" x 7' 0" (3.05m x 2.13m) PVC double-glazed window, radiator, rear open aspect to fields.

### FAMILY BATHROOM

Panelled bath with mixer taps and mains operated shower attachment above. Glazed shower screen. Vanity wash hand basin with built-in storage cupboard, low level w/c, and mains heated towel radiator, part tiled walls, extractor fan, mirrored wall cabinet.

### OUTSIDE

To the front there is a large block-paved driveway that accommodate two-three cars. To the rear there is an easy maintenance enclosed garden with paved patio, stone chippings, timber fencing, mature plants and shrubs and.....

### SUMMER HOUSE

10' 8" x 6' 8" (3.25m x 2.03m) Timber construction, four windows, glazed double doors

### 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.



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