



PROCTORS

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39 Meadowfields, Oakdale, Blackburn

£295,000

A very impressive, 3 bedroom modern detached house situated in this much sought after residential area on the ever popular Oakdale development where all excellent local amenities are available including the M65 motorway. The living accommodation briefly comprising hallway, cloakroom/WC, dining room, living room with feature 'Minster Stone' fireplace and open through to a bright and spacious Orangery, a fully fitted kitchen with a wide range of integrated appliances, the first floor, family bathroom, three bedrooms all with fitted furniture and one with an en suite shower room. Benefits from UPVC double glazed windows and gas central heating. Outside there is a double driveway which leads to a single attached garage, the rear garden is south facing, has two patio areas and mature plants and shrubs.



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VALUERS COMMENTS

First impressions are everything and right away I felt I was in a show home, it is a testament to the vendors care and attention to detail, their pride shines through. 'It is immaculately presented throughout and the Orangery has to be seen to be believed'. Growing families will love the bright and airy rooms, along with lots of practical storage!

LOCATION

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 at the head of a small cul de sac on the left 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, PVC double-glazed window, radiator

CLOAKROOM/WC

Vanity wash hand basin with storage below and a waterfall tap, low level WC, radiator

DINING ROOM

12' 3" x 11' 9" (3.73m x 3.58m) PVC double-glazed window, radiator, wood effect flooring, feature 'barley twist' spindled balustrade staircase to first floor

LOUNGE

15' x 11' 3" (4.57m x 3.43m) Feature 'Minster' stone fireplace, living flame coal effect fire, radiator, wood effect flooring, open plan through to;

ORANGERY

19' 5" x 10' 9" (5.92m x 3.28m) PVC double-glazed windows with window blinds, two radiators, spotlighting, wood effect flooring, PVC double-glazed double doors (to rear garden), large double-glazed roof lantern

FULLY FITTED KITCHEN

11' 6" x 9' 0" (3.51m x 2.74m) Fitted high-gloss wall and floor units including drawers, single drainer sink unit, induction hob, stainless steel and glass extractor hood, built in microwave, built in oven, integrated Bosch dishwasher, integrated automatic washing machine, integrated fridge-



Tenure	Leasehold
Ground Rent	£50
Council Tax Band	Band D
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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freezer, stone effect tiled splash-backs, PVC double-glazed exterior door

FIRST FLOOR

Landing, loft access (part boarded, two lights), built in airing cupboard

BEDROOM 1

14' 9" x 11' 39" (4.5m x 4.34m) PVC double-glazed window, radiator, fitted floor to ceiling wardrobes (5 doors), matching 10-drawer unit, spotlighting

EN SUITE

Large shower unit (with shower and shower attachment)m combination unit with vanity wash hand basin with storage and a low level WC, fitted wall units

BEDROOM 2

13' x 8' 1" (3.96m x 2.46m) PVC double-glazed window, radiator, fitted floor to ceiling wardrobes (3 doors and spotlighting), built in storage cupboard with shelving

BEDROOM 3

8' 9" x 7' 7" (2.67m x 2.31m) PVC double-glazed window, radiator, fitted floor to ceiling wardrobes (3 doors and spotlighting), built in storage cupboard with shelving

FAMILY BATHROOM

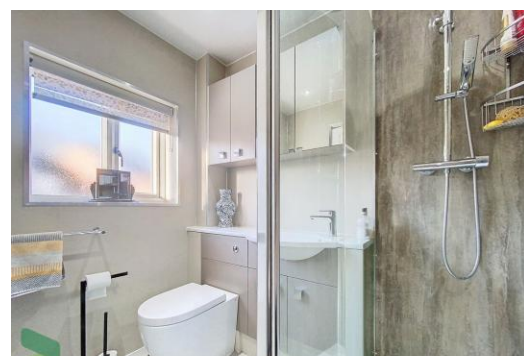
Panelled bath with mixer tap and shower attachment, combination unit with vanity wash hand basin, storage cupboards below and a low level WC, part tiled walls, PVC double-glazed window

OUTSIDE

Small garden area to the front and a south facing garden to the rear with two 'Indian stone' paved patio areas, mature plants and shrubs, water tap and timber fencing

DOUBLE DRIVEWAY TO ATTACHED GARAGE

Remote controlled electrically operated shutter door, power, water, light



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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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