



PROCTORS

ESTATE AGENTS

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12 Spring Meadows, Darwen

£399,950

This attractive modern brick-built detached house offers spacious and versatile accommodation, ideal for family living. Set on a generous plot, the property enjoys a very large, privately enclosed rear garden that directly borders Blacksnape playing fields, providing excellent outdoor space and privacy. The ground floor in the main house briefly comprises; vestibule, hallway, living room with doors opening into the conservatory, which enjoys views over the rear garden. A fitted dining kitchen with adjoining utility area. The first floor has four bedrooms, three of which benefit from fitted furniture. The main bedroom has an en suite shower room and in addition there is a family bathroom. The double garage has been thoughtfully converted into a self-contained granny annex, complete with kitchen area, living space and a separate shower room - ideal for multigenerational living, guests, or as a potential rental opportunity. In our opinion this is a rare opportunity to acquire a spacious detached home with flexible accommodation, a superb garden setting, and the added benefit of a self-contained annex.



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LOCATION

From Darwen town centre leave on Bolton road, turn left into Grimshaw Street, continue to the roundabout and proceed across onto Pole Lane, continue then turn right into the long lane leading to Spring Meadows, turn first right onto a cul de sac where 12 Spring Meadows can be found on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold, assume 999 year lease at £2 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, laminate flooring, coving to ceiling, half glazed door through to;

HALLWAY

Laminate flooring, radiator, staircase to first floor

CLOAKROOM/WC

PVC double-glazed window, vanity wash hand basin with storage below, low level WC, tiled floor

LIVING ROOM

17' 8" x 11' 4" (5.38m x 3.45m) PVC double-glazed window, radiator, feature fireplace, electric log effect fire, wall lights, PVC double-glazed patio door through to;

CONSERVATORY

10' 2" (3.1m PVC roof, PVC double-glazed windows, radiator, feature exposed brick, PVC double-glazed double doors, PVC double-glazed single door

FITTED DINING KITCHEN

18' 2" x 8' 5" (5.54m x 2.57m) Fitted wall and floor units including breakfast bar, electric point for cooker, stainless steel single drainer sink unit with mixer tap, wall mounted gas fired central heating boiler unit, two PVC double-glazed windows, tiled floor, dining area

UTILITY AREA

7' 1" x 4' 8" (2.16m x 1.42m) Tiled splash-backs, plumbed for automatic washing machine



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£2
Band D
Blackburn with Darwen Borough Council
D

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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FIRST FLOOR

Landing, spindled balustrade

BEDROOM ONE

11' 6" x 10' 3" (3.51m x 3.12m) PVC double-glazed window, radiator, fitted furniture including dressing table

EN SUITE SHOWER ROOM

Glazed and tiled corner shower enclosure, low level WC, pedestal wash hand basin, built in cupboard, tiled walls, tiled floor, acrylic panel ceiling with spotlighting

BEDROOM 2

10' 4" x 8' 5" (3.15m x 2.57m) 8'5 to 11.7 maximum. PVC double-glazed window, radiator

BEDROOM 3

8' 4" x 7' 2" (2.54m x 2.18m) PVC double-glazed window, radiator, fitted furniture

BEDROOM 4 CURRENTLY USED AS A DRESSING ROOM

8' 4" x 7' 2" (2.54m x 2.18m) PVC double-glazed window, radiator, fitted wardrobes

FAMILY BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, acrylic panel ceiling with spotlighting, tiled walls and floor, PVC double-glazed window

OUTSIDE

DOUBLE GARAGE CONVERTED TO GRANNY ANNEX

16' 0" x 16' 0" (4.88m x 4.88m) Fitted base units, stainless steel single drainer sink unit with mixer tap, plumbed for automatic washing machine, electric point for cooker



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SHOWER ROOM

Glazed and tiled shower enclosure, vanity wash hand basin, low level WC, PVC double-glazed window, fully tiled walls, electric wall heater, spotlighting, PVC double-glazed patio door



GARDENS

Establish gardens to the front and rear, the latter is larger than average, is privately enclosed, has large lawn area, patio areas, three sheds and borders Blacksnape playing fields



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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