



HUNTERS[®]
HERE TO GET *you* THERE



THE MEADOWS, DARWEN

£335,000



We are delighted to present this beautiful detached property on The Meadows. Offering a fantastic home for you and your family positioned on a desirable corner plot with rural aspects to the side & rear.

The property briefly comprises; entrance hallway, lounge, dining room, conservatory with self cleaning roof, kitchen with a range of integrated appliances, utility and ground floor WC. From the hallway there is access to an integral garage with a sliding up & over door to the front. This makes for great storage or has potential to be developed into further living space depending on your needs. To the first floor there are four good size bedrooms, a master en-suite shower room and family bathroom. From the landing there is access to a boarded loft space. To the rear there is a fantastic garden with a mixture of lawn, flagged patio and raised planters. Throughout spring & summer the garden is array of vibrant colours. There is practical storage space down both sides of the garden along with direct access onto a country track for those with pets. To the front there is a double driveway alongside a low maintenance garden. Due to its corner position, it has a lovely tree lined outlook to the front creating kerb appeal.

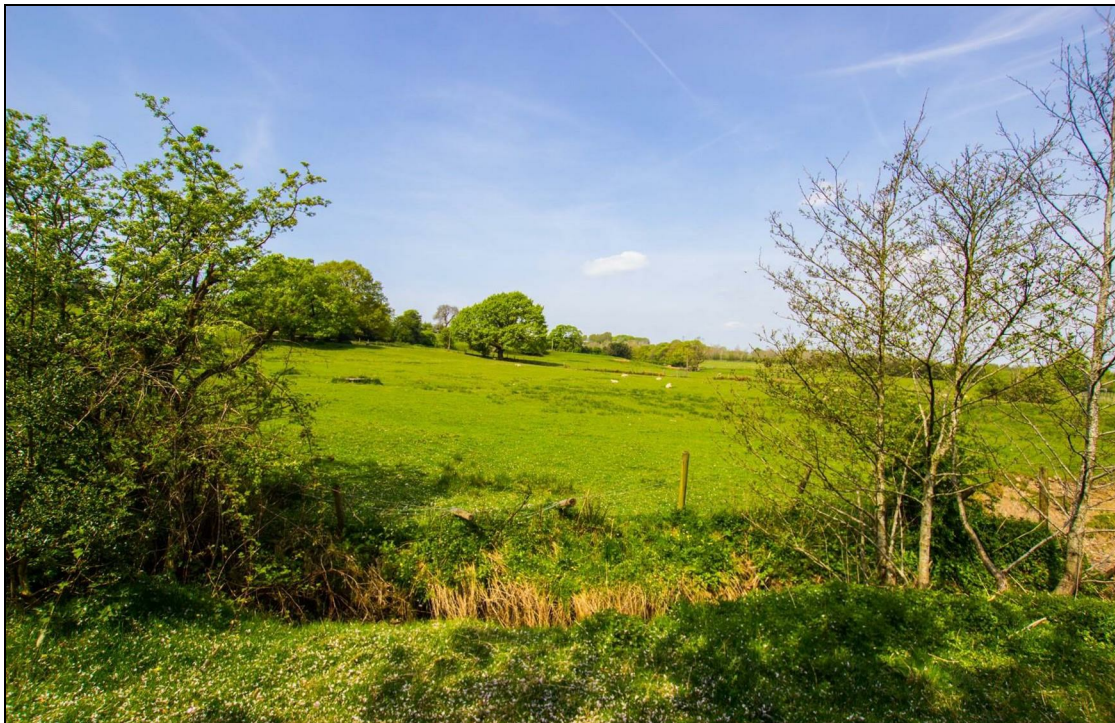
The Meadows is a popular cul-de-sac located on the outskirts of Darwen. Extremely handy for motorway access along with schools and amenities.

OUR THOUGHTS - *'Just a brilliant family home located on a very rare plot'*

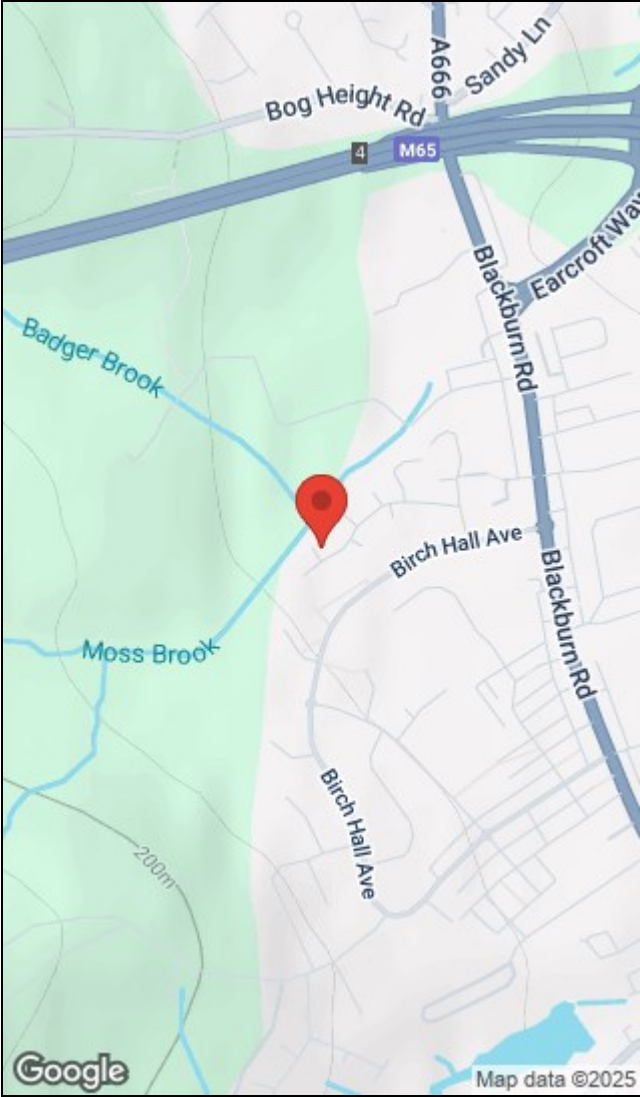
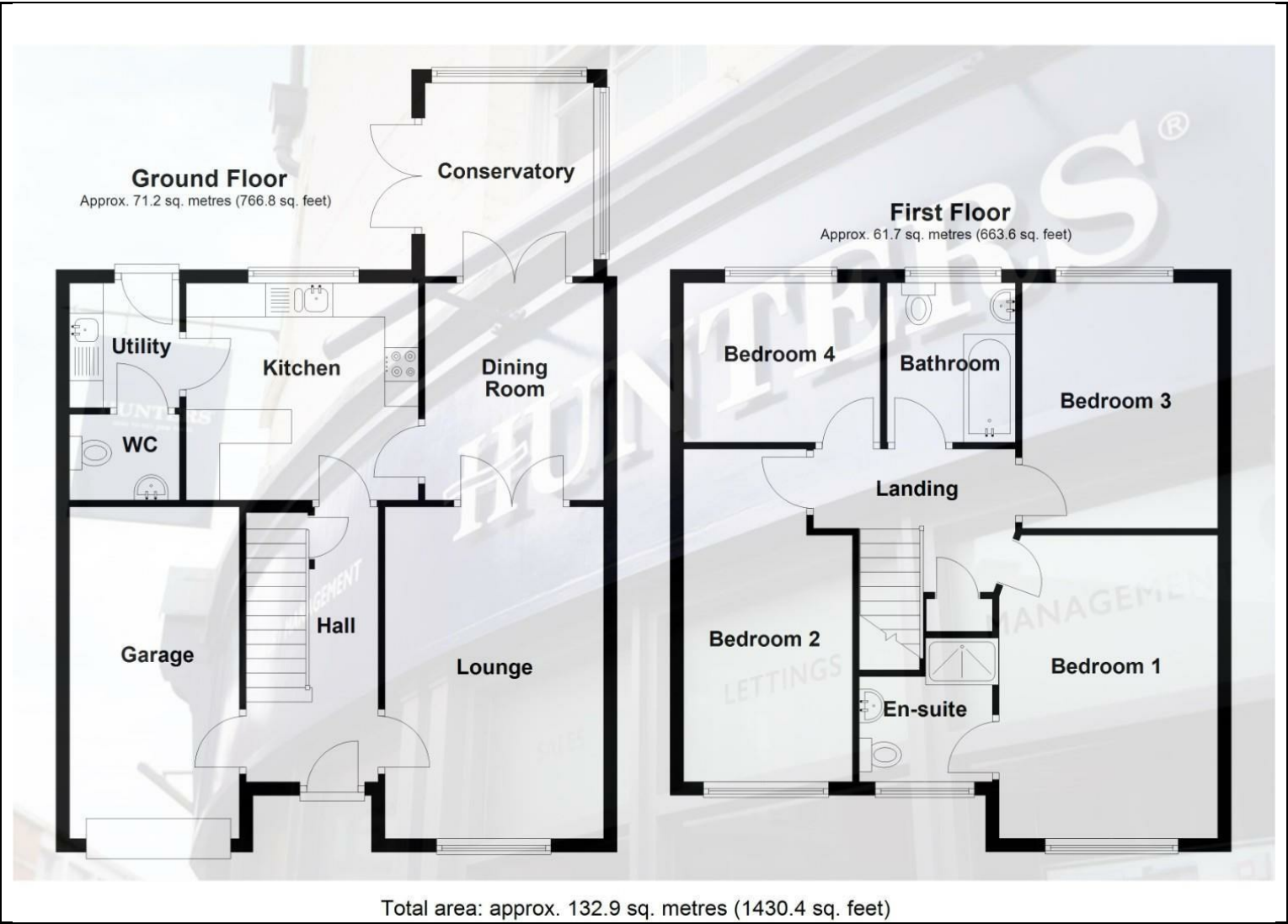
KEY FEATURES

- Lovely Detached Home
 - Excellent Corner Plot
 - Rural Views
 - Four Bedrooms
- Lounge, Dining Room & Conservatory
 - Kitchen With Utility
 - Bathroom & Master En-Suite
 - Double Driveway & Garage
- Beautiful Colourful Rear Garden
 - Popular Cul De Sac









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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