PROCTORS
ESTATE AGENTS

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3 Knowlesly Meadows, Darwen

£430,000

Viewing is essential for purchaser looking for a family home! This most impressive modern detached house is situated in this well established residential cul-de-sac in the sought after 'Bolton end of town'. The accommodation briefly comprises; Entrance hall, lounge with feature fireplace, sitting room and a conservatory, each overlooking the rear garden, fitted dining kitchen with fitted contemporary units and integrated appliances, spacious conservatory, cloakroom/WC, utility room, a double bedroom with fitted furniture and a bathroom. The first floor offers five bedrooms, one en suite shower room and a family bathroom. It is well appointed throughout and includes PVC double-glazed windows and gas central heating. Externally there is a large block-paved driveway and an enclosed garden to the rear. The property is convenient for all local amenities which include shops, schools, pre-school nurseries and bus services along with access to A666 Egerton/Bolton.







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LOCATION
From Darwen town centre leave on Bolton Road, continue for approximately one mile, turn left into Knowlesly Road, left into Knowlesly Meadows cul de sac and the property is on the right hand side.



TENURE
We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.



ACCOMMODATION

ENTRANCE HALL
Staircase to first floor, under stairs storage



CLOAKROOM/WC
Low level WC, wash hand basin

LOUNGE
14' 8" x 13' 7" (4.47m x 4.14m) PVC double-glazed window, radiator, feature fireplace



FITTED KITCHEN
11' 1" x 9' 8" (3.38m x 2.95m) Fitted contemporary wall and floor units, stainless steel single drainer one and a half bowl sink unit with spray mixer tap, electric hob, built in double oven, integrated microwave, skirting heater, spotlighting to ceiling, PVC double-glazed window, open plan through to;



DINING AREA
10' 6" x 9' 2" (3.2m x 2.79m) PVC double-glazed double doors through to;

Tenure	Freehold
Ground Rent	
Council Tax Band	Band D
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	TBC

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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CONSERVATORY
18' 11" x 11' 0" (5.77m x 3.35m) PVC roof, PVC double-glazed windows, two radiators, PVC double-glazed double doors to rear garden

UTILITY ROOM
11' 1" x 4' 6" (3.38m x 1.37m) Fitted units, plumbed for automatic washing machine, space and power point for tumble dryer, wall mounted gas fired central heating boiler unit



INNER HALL

SHOWER ROOM



SITTING ROOM
12' 3" x 11' 6" (3.73m x 3.51m) PVC double-glazed window, wall mounted electric fire, radiator

BEDROOM 6
15' 11" x 9' (4.85m x 2.74m) PVC double-glazed window, radiator, fitted furniture



FIRST FLOOR
Landing, spindled balustrade, storage cupboard

BEDROOM 1
14' 1" x 12' 8" (4.29m x 3.86m) PVC double-glazed window, radiator, a range of fitted furniture



EN SUITE SHOWER ROOM
Shower enclosure, combination unit with wash hand basin and low level WC, heated towel rail, tiled walls

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BEDROOM 2
15' 3" x 10' 10" (4.65m x 3.3m) PVC double-glazed window, radiator, fitted furniture



BEDROOM 3
12' 6" x 10' (3.81m x 3.05m) PVC double-glazed window, radiator, fitted furniture



BEDROOM 4
10' x 6' 11" (3.05m x 2.11m) PVC double-glazed window, radiator

BEDROOM 5
10' 2" x 6' 3" (3.1m x 1.91m) Restricted head height, ideal for a childs bedroom. PVC double-glazed window, radiator



BATHROOM

OUTSIDE
To the front there is a large block-paved driveway and to the rear there is an enclosed garden with mature hedging, plants, shrubs, lawn, paved patio and timber fencing



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.

COMPLIANCE
Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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