



PROCTORS

ESTATE AGENTS

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16 Prince Lee Meadows, Darwen

Offers In The Region Of £360,000

LOCATION

From Darwen Town Centre leave on Bolton Road, turn left onto Hardman Way, at lights turn right onto Redearth Road, continue ahead then turn left into Prince Lee Meadows and the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Leasehold on a 999 years lease, from the 04th August 1986 (ground rent is £25.00 per annum). Any prospective purchaser should seek clarification from their solicitor.



16 Prince Lee Meadows, Darwen

An Ideally suited to the growing or larger family, this impressive, detached home offers exceptionally spacious and versatile accommodation, together with a pleasant cul-de-sac position within an established and convenient residential area. Perfectly placed for family life, the property is close to Darwen town centre, with the nearby Academy school, local amenities and excellent transport links, including both bus and railway stations, all within easy reach. The generous accommodation offers four/five bedrooms, including a useful ground-floor bedroom currently arranged as a gym, providing excellent flexibility for families, those working from home or anyone requiring additional living space. The welcoming entrance hall leads to a two-piece cloakroom and an impressive through lounge with dining area, which opens via patio doors into a generous conservatory overlooking the rear garden. The modern breakfast kitchen is fitted with stylish high-gloss units and benefits from convenient integral access to the garage. To the first floor are four well-proportioned bedrooms, one enjoying the benefit of an en-suite shower room, together with a family bathroom featuring a jacuzzi bath and power shower. The property benefits from gas central heating and PVC double glazing, with the windows newly installed in April 2026, together with new fascias and gutters, offering added peace of mind for the new owners. Externally, there is a block-paved driveway providing parking for two cars, leading to the integral garage, with gated access to the side. The enclosed rear garden features decked patio and pergola. With its generous proportions, contemporary style, versatile accommodation and convenient location, this is a home that is ready to move straight into and is sure to appeal to families looking for space, comfort and practicality. Viewing is strongly recommended!

ACCOMMODATION

ENTRANCE HALL

'Roc' front door, double-glazed unit,

CLOAKROOM/WC

Low level WC, wash hand basin, extractor fan

GYM/HOME OFFICE OF 5TH BEDROOM

16' 6" x 8' 4" (5.03m x 2.54m) PVC double-glazed window, radiator, laminate flooring

OPEN PLAN LIVING ROOM AND DINING ROOM

LIVING ROOM

13' 8" x 13' 4" (4.17m x 4.06m) PVC double-glazed window, feature wall mounted electric fire with back-lighting, radiator, open through to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£25.00 per annum
Band E
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 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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DINING ROOM

11' x 9' 6" (3.35m x 2.9m) Radiator, PVC double-glazed sliding patio door through to;

CONSERVATORY

21' 7" x 12' 8" (6.58m x 3.86m) PVC roof, PVC double-glazed windows, PVC double-glazed sliding patio doors (to rear garden)

FITTED BREAKFAST KITCHEN

18' 1" x 9' (5.51m x 2.74m) Fitted block high-gloss wall and floor units including drawers, single drainer one and a half bowl sink unit, gas hob, extractor hood, built in 'Neff' double ovens, integrated 'Neff' dishwasher, large breakfast bar, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, PVC exterior door. Integral access through to;

SINGLE GARAGE

Electrically operated remote controlled shutter door (new 2025), power and light

FIRST FLOOR

Spacious central landing, loft hatch, built in airing cupboard with shelving

BEDROOM 1

17' x 10' 7" (5.18m x 3.23m) PVC double-glazed window, fitted mirrored wardrobes, radiator

EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, vanity wash hand basin with storage below and mirrored cabinet above, low level WC, tiled walls, spotlighting, PVC double-glazed window

BEDROOM 2

12' 06" x 11' 08" (3.81m x 3.56m) PVC double-glazed window, radiator, a bespoke range of fitted furniture and bed base



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BEDROOM 3

11' 5" x 8' 9" (3.48m x 2.67m) PVC double-glazed window, radiator



BEDROOM 4 CURRENTLY USED AS HOME OFFICE

9' x 8' 11" (2.74m x 2.72m) PVC double-glazed window, radiator



FAMILY BATHROOM

Corner panelled jacuzzi bath with shower, shower attachments and jets, combination unit with vanity wash hand basin, storage and low-level WC, fully tiled walls, PVC double-glazed window, acrylic panelled ceiling



OUTSIDE

Small garden area to the front, block paved driveway for two cars leading to the garage. Gated access to the side of the property and to the rear there is an enclosed garden with decked patio, timber fencing and pergola



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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