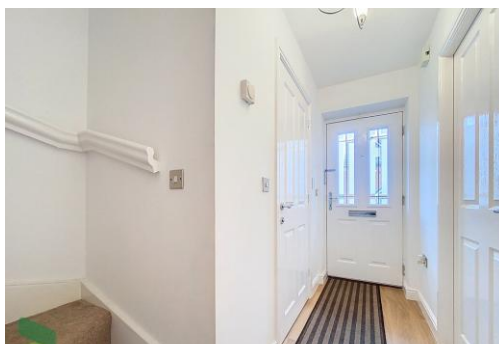




## 35 The Meadows, Darwen

**Offers Over £250,000, Chain Free!**

Viewing is highly recommend to fully appreciate the spacious accommodation on offer within this three storey modern detached property. Situated in a nice, quiet location on this very convenient and sought-after modern residential development with convenient access to surrounding motorway links. The accommodation is arranged over three floors and provides a bright and spacious living room with double doors leading to a sun room, a fully fitted kitchen, cloakroom/WC, three bedrooms, three piece family bathroom and attic room with en suite. Gas central heating and PVC double glazed windows throughout. Externally there is off-road parking for up to two cars and generously sized gardens to front and rear.



## 35 The Meadows, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed past Lynwood. At the mini roundabout turn left into Birch Hall Avenue, first right into The Meadows, then second left and the property is on the right hand side at the far end of the cul de sac.

### TENURE

We are advised by the vendor that the property is Leasehold (approximately £150.00 p.a.). Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

Laminate flooring

#### TWO PIECE CLOAKROOM

Low-level WC, pedestal wash hand basin, PVC double-glazed window, radiator

#### FULLY FITTED KITCHEN

11' 9" x 8' 6" (3.58m x 2.59m) White high gloss wall and floor units including drawers, stainless steel four plate gas hob, built in oven, stainless steel and glass extractor hood, stainless steel single drainer sink unit, integrated fridge and freezer, tiled splashbacks, tiled flooring, PVC double-glazed window, radiator

#### LIVING ROOM

15' 7" x 11' 9" (4.75m x 3.58m) Feature fireplace, electric fire, PVC double-glazed window, laminate flooring, PVC double-glazed doors to:

#### SUN ROOM

12' 9" x 11' 0" (3.89m x 3.35m) PVC roof, PVC double-glazed windows, PVC double-glazed double doors (to rear garden)

#### FIRST FLOOR

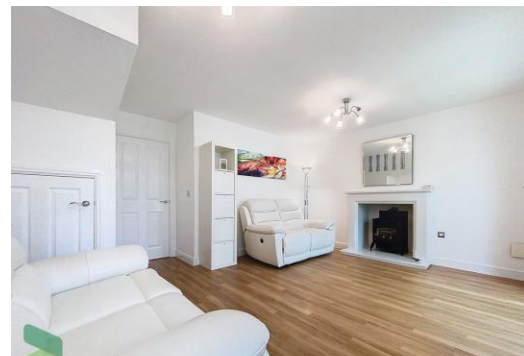
Landing, radiator

#### BEDROOM 4

6' 6" x 6' 5" (1.98m x 1.96m) Fitted wardrobes, drawers and shelving, PVC double-glazed window, radiator

#### BEDROOM 3

11' 9" x 8' 8" (3.58m x 2.64m) Fitted wardrobes with matching dressing table unit and drawers, PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£150.00 p.a.  
Band C  
Blackburn with Darwen Borough Council  
C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

## 35 The Meadows, Darwen

### BEDROOM 2

9' 9" x 8' 9" (2.97m x 2.67m) Measurements up to wall to wall fitted wardrobes (5 doors), PVC double-glazed window, radiator

### THREE-PIECE BATHROOM

Panelled bath with shower attachment and screen, low-level WC, pedestal wash hand basin, partially tiled walls, tiled flooring, heated towel rail, built in cupboard, PVC double-glazed window

### SECOND FLOOR

Landing, built in cupboard

### ATTIC ROOM

13' 3" x 10' 1" (4.04m x 3.07m) Measurements at the minimum, PVC double-glazed window, loft hatch, radiator

### EN-SUITE SHOWER ROOM

Walk in shower, low-level WC, pedestal wash hand basin, partially tiled walls, tiled flooring, heated towel rail, Velux double-glazed window

### OUTSIDE

Easy to maintain gardens to the front and rear with 2 parking bays at the front



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

## 35 The Meadows, Darwen



### 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.

Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

%epcGraph\_c\_1\_198%

