



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



9 Meadow View, Roman Road, Darwen

Offers Over £175,000

This modern semi-detached house is pleasantly situated with stunning views over surrounding open fields along with easy access to Darwen, Blackburn and motorway links M65. The accommodation is arranged over two floors and briefly comprises; spacious lounge, fitted breakfast kitchen, cloakroom/WC, first floor, three bedrooms (one has an en suite shower room and all take advantage of the views) and a three-piece family bathroom. Benefits from energy efficient central heating run by solar panels (owned not rented) and PVC double-glazed windows. Externally, in addition to the privately enclosed rear garden there is a large communal parking area comprising of two parking bays for 9 Meadow View and 6 additional bays for any visitors.



9 Meadow View, Roman Road, Darwen

ACCOMMODATION

LOUNGE

17' 6" x 14' 2" (5.33m x 4.32m) PVC double-glazed window, electric fire, electric radiator

FITTED BREAKFAST KITCHEN

15' 8" x 9' 8" (4.78m x 2.95m) Fitted wall and floor units including drawers, breakfast bar, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric hob, built in oven, extractor hood, integrated fridge-freezer, integrated automatic washing machine, integrated dishwasher, PVC double-glazed window

CLOAKROOM/WC

Wash hand basin, low level WC, electric heater, PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

13' 6" x 10' 8" (4.11m x 3.25m) PVC double-glazed window, electric heater

EN SUITE SHOWER ROOM

Corner shower enclosure, wash hand basin, low level WC, electric heater, PVC double-glazed window

BEDROOM 2

13' 3" x 8' 7" (4.04m x 2.62m) PVC double-glazed window, electric heater



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band C
Blackburn with Darwen Borough Council
B

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.

9 Meadow View, Roman Road, Darwen

BEDROOM 3

9' 7" x 8' 1" (2.92m x 2.46m) PVC double-glazed window, electric heater

FAMILY BATHROOM

Panelled bath with shower attachment over, wash hand basin, low level WC, electric radiator, PVC double-glazed window

OUTSIDE

Lawn garden area to the front. Private entrance to the parking bays to the properties (2 bays and 6 visitor bays) along with gated access to rear garden of number 9

LOCATION

From Darwen town centre leave on Bolton Road turning left onto Hardman Way, continue onto Sudell Road. Bear right onto Marsh House Lane. At the mini roundabout turn left onto Roman Road, continue ahead and the property is situated on the left hand side immediately after the turning to Pot House Lane. The access is just at the end of the row of properties at Meadow View on the left, a private road leads to ample off road parking at the rear.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor. The residents run their own 'fund' to maintain communal garden areas, street lighting, fence maintenance, grit boxes through winter. They each contribute £20 per month.

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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

9 Meadow View, Roman Road, Darwen



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

