



Melville Avenue, Darwen

Offers Over £375,000

Miller Metcalfe
Every step of the way

7 Melville Avenue

Darwen, Darwen

Located in one of Darwen's most desirable residential areas, this immaculate four-bedroom detached family home offers spacious and versatile accommodation throughout, ideal for modern family living.

The ground floor features three well-proportioned reception rooms, including a generous lounge with feature fireplace and large windows overlooking the rear garden, a bright open-plan dining room, and an additional reception room offering further garden views. A substantial conservatory enhances the living space, creating the perfect setting for relaxing or entertaining all year round. The well-appointed kitchen benefits from a range of wall and base units, ample workspace, a breakfast area and excellent natural light, while a separate utility room adds practicality. A convenient downstairs cloakroom completes the ground floor.

To the first floor, the impressive principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. Three further spacious double bedrooms provide excellent accommodation for family members or guests, with bedroom two also featuring built-in wardrobes. The contemporary family bathroom is fitted with a Jacuzzi bath.

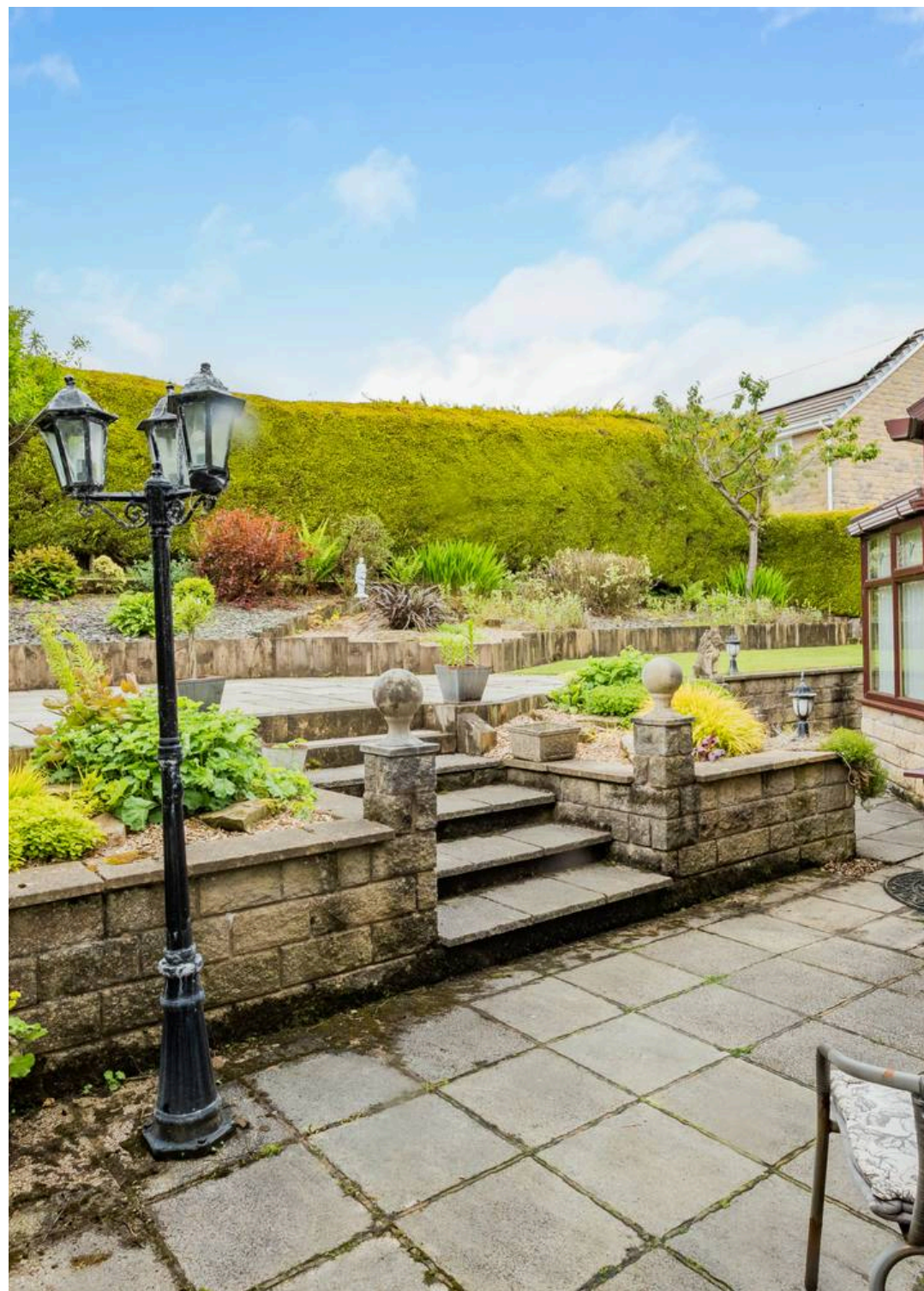
Externally, the property boasts a driveway providing off-road parking for multiple vehicles, along with a double garage offering excellent storage.

Ideally situated close to highly regarded schools, local shops and amenities, the property also enjoys easy access to Darwen town centre. Nearby parks and green spaces offer excellent opportunities for walking and outdoor leisure. Darwen railway station provides convenient links to Blackburn and Manchester, while the A666 offers straightforward access across Lancashire and beyond.

A superb opportunity to acquire a beautifully presented family home in a prime Darwen location.

Council Tax band: E

Tenure: Freehold

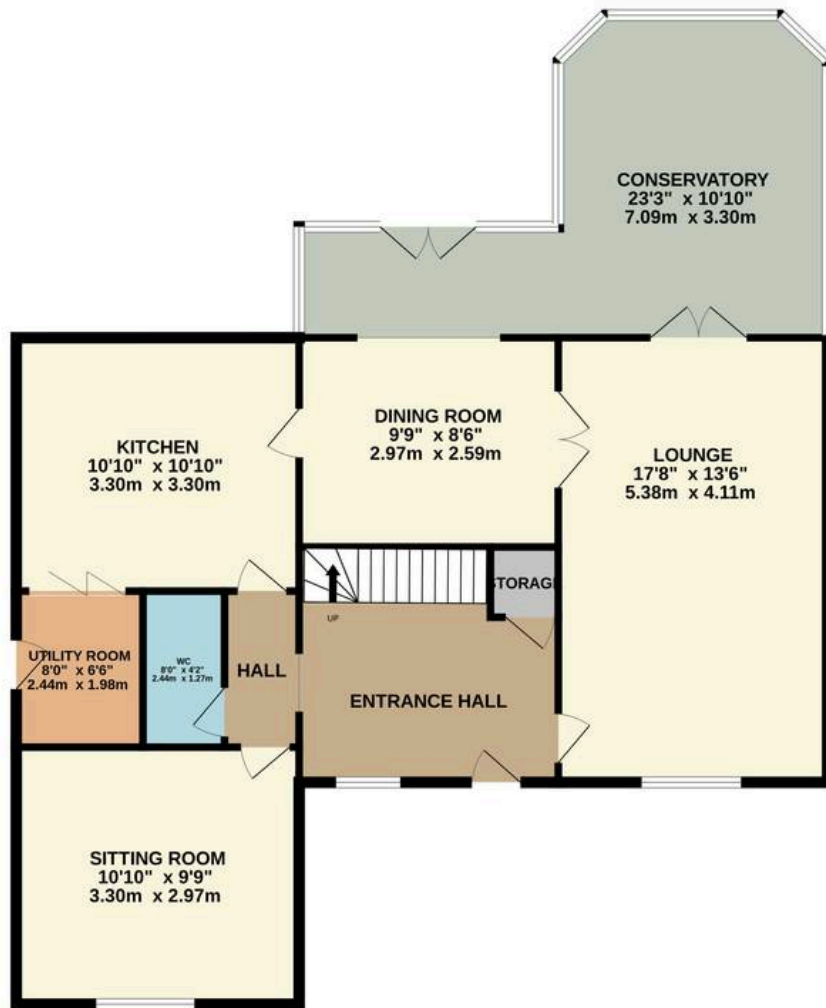




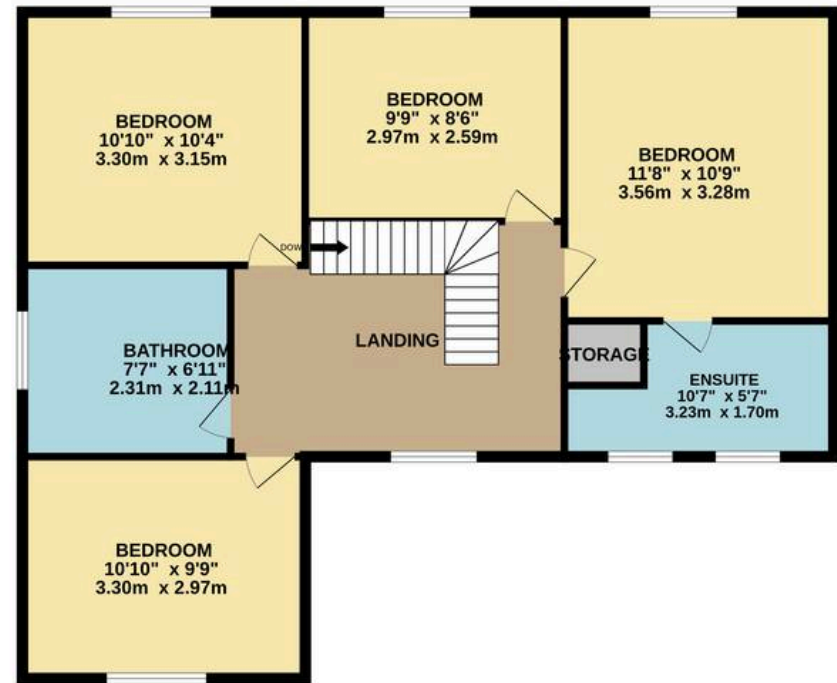




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1657sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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