



## 14 Blue Bell Terrace, Spring Meadows, Darwen

**£345,000**

This beautifully presented modern home stands out from other new builds in the area, offering a range of upgraded features and ample storage throughout. The entrance hall is spacious and bright, setting the tone for the rest of the home. The well proportioned lounge provides a comfortable living space, while the impressive fitted dining kitchen features elegant 'Shaker-style' units, granite worktops, integrated appliances, and a dedicated dining area with doors opening directly onto the rear garden. Further enhancing family living is a utility room and a separate WC. Upstairs, the property offers five good size bedrooms, four of which are doubles. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with shower. Outside there is a double block-paved driveway to an integral garage and to the rear there is a south-facing generous size garden with timber fencing, 'Indian stone' paved patio and astroturf for easy maintenance. A range of local amenities are close by, including shops, schools, supermarkets and leisure facilities. The area is also well



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placed for access to scenic countryside, within the nearby West Pennine Moors providing excellent opportunities for walking and outdoor activities. The area also benefits from strong transport links via M65 motorway network

### ACCOMMODATION

#### ENTRANCE HALL

Tiled flooring, carpeted spindled balustrade staircase to first floor, under stairs storage cupboard, radiator, tiled flooring

#### INTEGRAL ACCESS TO GARAGE

16' 9" x 9' 10" (5.11m x 3m) Up and over door, power and light, integral door to hallway

#### LOUNGE

14' 8" x 10' 8" (4.47m x 3.25m) PVC double-glazed window, radiator

#### FITTED DINING KITCHEN

20' 3" x 10' 0" (6.17m x 3.05m) Fitted 'Shaker style' units including drawers, integrated fridge-freezer, integrated dishwasher, electric hob, built in under double oven, extractor hood, granite work top with inset one and a half bowl sink with mixer tap, feature wall panelling with power point for wall mounted TV, tiled flooring, PVC double-glazed double doors (to rear garden)

#### SEPARATE UTILITY ROOM

Plumbed for automatic washing machine, under counter space and power point for tumble dryer, tiled floor, exterior door (to rear garden), interior door through to;

#### CLOAKROOM/WC

Pedestal wash hand basin, low level WC, radiator, tiled floor, PVC double-glazed window

#### FIRST FLOOR

Landing, loft access



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band E  
Blackburn with Darwen Borough Council  
TBC

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.

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### BEDROOM 1

11' 11" x 10' 8" (3.63m x 3.25m) Measurements up to 'His and Hers' built in wardrobes, built in storage cupboard, PVC double-glazed window, radiator

### EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, low level WC, heated towel rail, part tiled walls, PVC double-glazed window

### BEDROOM 2

12' 6" x 10' 2" (3.81m x 3.1m) PVC double-glazed window, radiator

### BEDROOM 3

11' 3" x 9' 1" (3.43m x 2.77m) PVC double-glazed window, radiator

### BEDROOM 4

10' 2" x 9' 2" (3.1m x 2.79m) PVC double-glazed window, radiator

### BEDROOM 5 (CURRENTLY USED AS AN OFFICE)

8' 06" x 6' 99" (2.59m x 4.34m) PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, built in cupboard, PVC double-glazed window

### OUTSIDE

Block paved double driveway at the front leading to the garage. Gated access at each side of the house provides ideal bin store and access to a generous size enclosed rear garden with timber fencing, 'Indian stone' patio, flower beds and astroturf.

### 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

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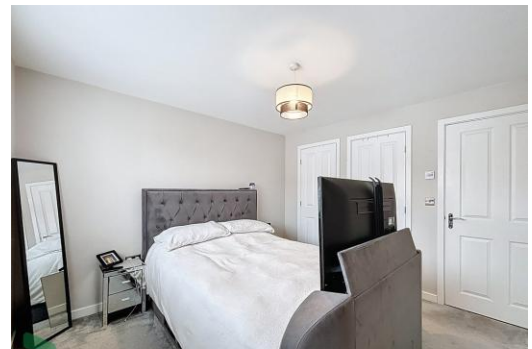
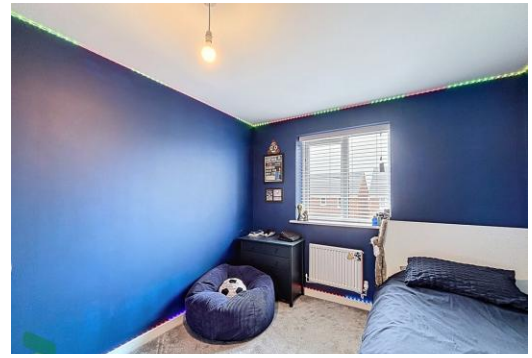
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### LOCATION

From Darwen town centre leave on Bolton road, turn left into Grimshaw Street, continue to the roundabout and proceed across onto Pole Lane, continue then turn right into the long lane leading to Blue Bell Terrace, Spring Meadows, the property in on the right hand side.

### TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor. No service charges.



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