



PROCTORS

ESTATE AGENTS

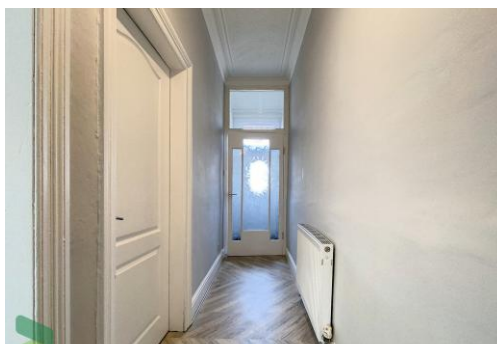
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13 Queen Street, Hoddlesden, Darwen

£900 pcm

A delightfully situated, stone built, garden fronted terraced house situated in the heart of Hoddlesden Village. The property has undergone a full renovation programme and in our opinion offers stylish, ready to move into accommodation. Briefly comprises entrance vestibule, hallway, sitting room, living room/dining room with feature fire, separate fully fitted kitchen with new modern units, first floor, three bedrooms and a spacious and new family bathroom. Benefits include PVC double-glazed windows, gas central heating, new neutral décor with complimenting flooring throughout. Externally there is an enclosed yard to the rear. The property is a convenient location close to Hoddlesden village, Waterside, easy access for Blackburn, Darwen and the motorway network. Viewing is strongly recommended.



13 Queen Street, Hoddlesden, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Bear right into Marsh House Lane, proceed to the mini roundabout on Roman Road and continue across into Hoddlesden Road. Follow the road down into the village and the property is on the right opposite Browning Street.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled floor, door through to;

HALLWAY

Laminate flooring, original coving to ceiling, radiator

SITTING ROOM

12' 10" x 12' 6" (3.91m x 3.81m) PVC double-glazed window, radiator, meter cupboard, original coving to ceiling, picture rail

LIVING ROOM/DINING ROOM

13' 2" x 13' (4.01m x 3.96m) PVC double-glazed window, radiator, built in cupboard, electric fire, under stairs storage cupboard

SEPARATE FITTED KITCHEN (NEW 2023)

10' 7" x 7' 5" (3.23m x 2.26m) Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit mixer tap, concealed gas fired central heating boiler unit, plumbed for automatic washing machine, PVC double-glazed window

FIRST FLOOR

Spindled balustrade, original built in cupboard

FAMILY BATHROOM

11' 1" x 8' 2" (3.38m x 2.49m) 'P' shaped panelled bath with shower attachment over, pedestal wash hand basin, low level WC, part tiled elevations, PVC double-glazed window



Council Tax Band
Local Authority
EPC Rating

Band B
Blackburn with Darwen Borough Council
TBC

Agents Note: Whilst every care has been taken to prepare these 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 tenants are advised to recheck the measurements.

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BEDROOM 1

13' 5" x 9' 10" (4.09m x 3m) Measurements up to built in cupboard with clothes hanging rail, laminate flooring, radiator

BEDROOM 2

12' 7" x 10' 4" (3.84m x 3.15m) PVC double-glazed window (overlooks Browning St), radiator, coving to ceiling

BEDROOM 3

9' 6" x 5' 4" (2.9m x 1.63m) PVC double-glazed window, radiator, laminate flooring

OUTSIDE

Small garden area to the front, enclosed paved yard to the rear

PLEASE NOTE

All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first months rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



Proctors Darwen

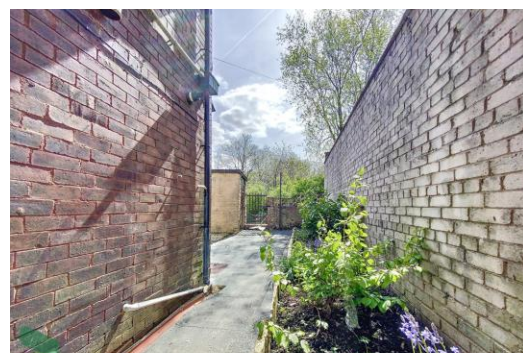
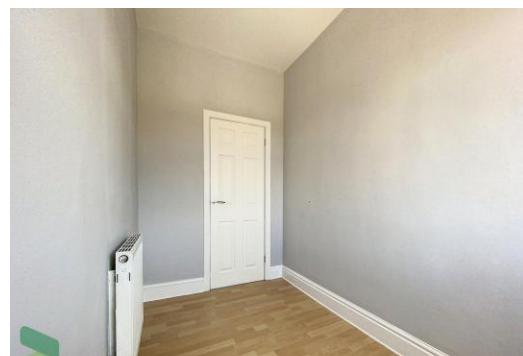
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