



PROCTORS

ESTATE AGENTS

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25 Baynes Street, Hoddlesden, Darwen

Offers over £250,000, Chain free!

With St Pauls Primary School as a neighbour this double fronted end terrace is situated in the enviable location in the heart of Hoddlesden Village. Converted from a 'working men's club' in the late 60's it now provides one large family home. The accommodation briefly comprises: generous size lounge with feature fire and bar/work station area, dining room with integral access to a large workshop (was originally a garage and could suit several uses), a fully fitted kitchen, first floor, three double bedrooms (the main bedroom has fitted wardrobes), a family bathroom with shower and jacuzzi bath and a separate WC. Gas central heating (boiler new Nov 2022) and PVC double-glazed Windows are installed throughout. Externally there is beautiful garden with patio and lawn to the front and an enclosed paved yard area to the rear. The property is located close to the amenities in Hoddlesden village, walking distance also to the beautiful Millennium Green and woodland, Waterside, easy access for Blackburn, Darwen and the motorway network. Viewing is strongly recommended!



25 Baynes Street, Huddlesden, Darwen

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, bear right into Marsh House Lane proceed across the mini roundabout at the top into Huddlesden Road, at the village centre turn left into Bayne Street and the front door to 25 Bayne Street is on Kings Drive.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

DINING ROOM

12' 7" x 12' 5" (3.84m x 3.78m) PVC front door, laminate flooring, staircase and interior door to first floor, PVC double-glazed window, integral access through to;

WORKSHOP (WAS ORIGINALLY A GARAGE)

18' 8" x 11' 2" (5.69m x 3.4m) Two PVC exterior doors, power, light, wood burning stove, roof and ceiling new May 2023

LOUNGE

26' 4" x 12' 5" (8.03m x 3.78m) PVC double-glazed window, wall mounted electric fire with mantle above, two radiators, wall lights, recessed bar area/work station with shelving and storage, feature recessed ceiling

FULLY FITTED KITCHEN

13' 7" x 9' 3" (4.14m x 2.82m) Fitted white high-gloss wall and floor units including drawers, stainless steel single double drainer sink unit with mixer tap, gas point for cooking range, stainless steel splash-back and extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, large walk in storage cupboard, gas fired central heating boiler (new 2022)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band C
Blackburn with Darwen Borough Council
E

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.

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FIRST FLOOR

Landing, PVC double-glazed window, radiator, spindled balustrade

BEDROOM 1

12' 7" x 10' 2" (3.84m x 3.1m) Measurements up to wall-to-wall floor to ceiling fitted wardrobes, PVC double-glazed window, radiator

BEDROOM 2

12' 6" x 12' 4" (3.81m x 3.76m) PVC double-glazed window, radiator

BEDROOM 3

12' 8" x 9' 1" (3.86m x 2.77m) PVC double-glazed window, radiator

BATHROOM

Panelled jacuzzi bath with shower attachment and mixer tap over, shower enclosure, wash hand basin with storage below, radiator, generous amount of fitted storage including airing cupboard, tiled elevations, PVC double-glazed window

SEPARATE WC

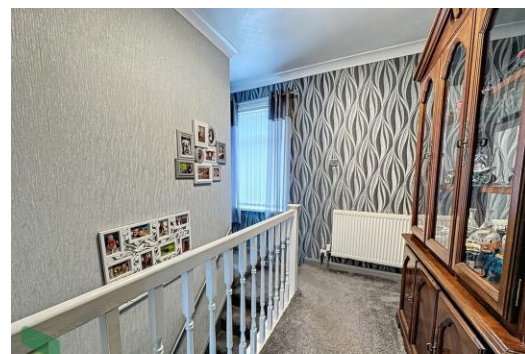
Low level WC, radiator, tiled elevations, PVC double-glazed window

OUTSIDE

Enclosed garden to the front with mature plants, shrubs and lawn, wrought iron double gates the side provides off road parking for a small car. To the rear there is a small paved enclosed yard area

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

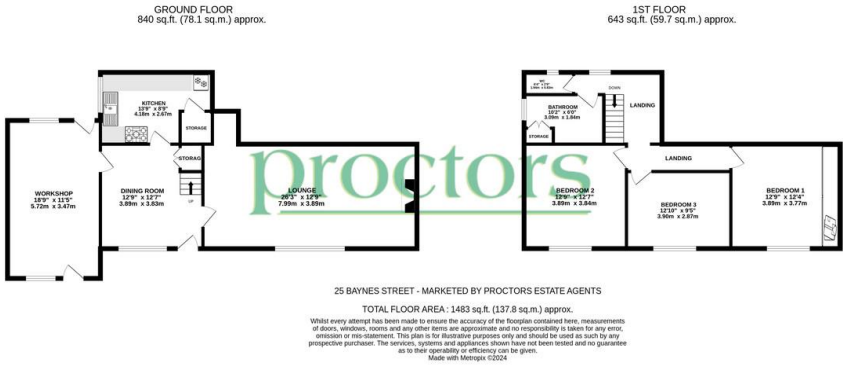
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