



PROCTORS

ESTATE AGENTS

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39 Hodder Grove, Darwen

Offers Over £100,000

ATTENTION CASH BUYERS! This mature brick built town house offers generous family living associated with ex-council properties. Briefly comprises; three good size bedrooms, a two-piece bathroom with shower and a separate toilet. The ground floor has a hallway, a spacious lounge large enough for dining space (and an exterior door to the rear garden) and a separate fitted kitchen with modern units and built in appliances. Benefits from PVC double-glazed windows where stated, and gas central heating. The property is a development project aimed only at cash buyers.

LOCATION

From Darwen town centre leave along Blackburn Road (A666), turn left onto Lynwood Avenue, continue a head into Ribble Avenue, right into Hodder Grove and the property is on the right hand side.



39 Hodder Grove, Darwen

TENURE

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

ACCOMMODATION

HALLWAY

Radiator, meter cupboards, staircase to first floor

LOUNGE/DINER

19' x 11' 6" (5.79m x 3.51m) PVC double-glazed window, PVC double-glazed patio door (to rear garden), feature fireplace, radiator

FITTED KITCHEN

11' 2" x 11' 1" (3.4m x 3.38m) 11'2 (13'2 maximum). Fitted wall and floor units including drawers, inset stainless steel sink with mixer tap, stainless steel four ring gas hob, stainless steel and glass extractor hood, built in oven, built in microwave, plumbed for automatic washing machine, space for fridge-freezer, PVC double-glazed window

FIRST FLOOR

Landing, loft access via drop-down ladder (with lights), built in cupboard (houses gas fired central heating boiler that is approximately 4 years old)

BEDROOM 1

11' 7" x 10' 9" (3.53m x 3.28m) PVC double-glazed window, radiator

BEDROOM 2

13' 3" x 8' (4.04m x 2.44m) PVC double-glazed window, radiator (there is a damp patch on the ceiling that was caused by birds nesting, the vendor said it has been resolved and it was never a roof issue)

BEDROOM 3

8' 8" x 7' 8" (2.64m x 2.34m) PVC double-glazed window, radiator

TWO-PIECE BATHROOM

Panelled bath with shower, shower attachment and screen, vanity wash hand basin with cupboards below, single-glazed window, tiled walls

SEPARATE WC

Single-glazed window, low level WC

OUTSIDE

Enclosed front garden with timber fencing, to the side and rear there is a generous size enclosed garden that borders neighboring allotments



Tenure
Council Tax Band
Local Authority
EPC Rating

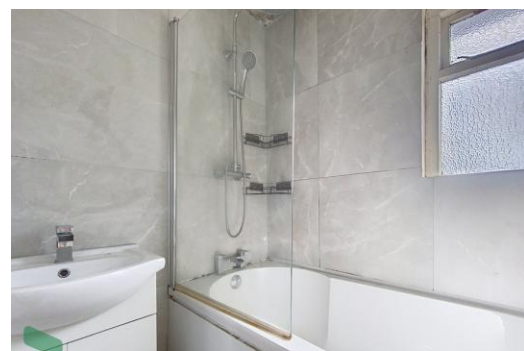
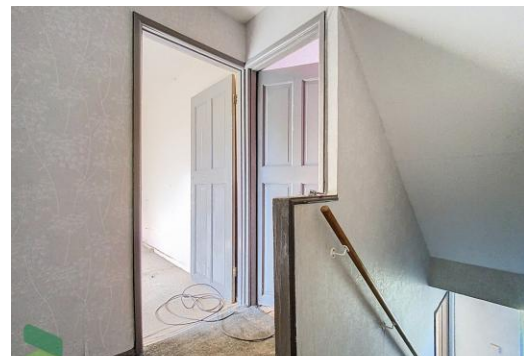
Freehold
Band A
Blackburn with Darwen Borough Council
E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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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.



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