



PROCTORS

ESTATE AGENTS

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23 Hoddlesden Road, Hoddlesden, Darwen

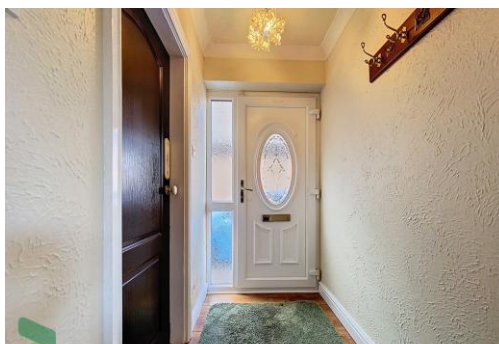
£310,000

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, the property is set back from the road on the right-hand side just before the village centre.

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease approximately £20 p.a.). Any prospective purchaser should seek clarification from their solicitor.



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In our opinion this generous detached house is presented in immaculate condition and has been lovingly maintained throughout. The ground floor offers a fully fitted breakfast kitchen, a spacious lounge that opens into a home office with bespoke fitted furniture and workstation, and a separate formal dining room with half-glazed double doors leading to a delightful conservatory overlooking the beautifully landscaped rear garden. A convenient ground-floor four-piece bathroom completes this level. To the first floor are three bedrooms, the main bedroom benefiting from a cloakroom/WC, and two of the bedrooms have fitted furniture. Externally, the property enjoys a two-car driveway leading to a garage, along with an easy to maintain front garden and a charming rear garden. Benefits from gas central heating and PVC double-glazed windows. Perfectly situated in an elevated position, this home takes advantage of open aspects to the front and is also just a short walk from the highly sought after Hoddlesden Village Centre with local amenities including a social club, a village shop and deli, The Ranken Arms and community Hub, St Pauls primary school, Millennium Green and Woodland Walk, Reservoir walk on hand, but is also convenient for all surrounding towns and the motorway network. Viewing is strongly recommended.

ACCOMMODATION

ENTRANCE HALLWAY

PVC front door with double-glazed unit, laminate flooring

FITTED KITCHEN

12' 4" x 7' 8" (3.76m x 2.34m) Fitted wall and floor units including drawers, wine rack, breakfast bar, inset stainless steel single basin with matching drainer, four ring gas hob, built in double oven, plumbed for dishwasher, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window

LOUNGE OPEN TO A FITTED WORK STATION

21' x 13' 8" (6.4m x 4.17m) PVC double-glazed window, PVC double-glazed bow window, feature fireplace, electric fire, bespoke fitted furniture with glazed units, storage and workstation

INNER HALL

Radiator, under stairs storage cupboard, PVC double-glazed window, staircase with spindled balustrade to first floor

DINING ROOM

10' 9" x 9' 8" (3.28m x 2.95m) Laminate flooring, radiator, half glazed double doors to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
£20.00 p,a,
Band C
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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CONSERVATORY

12' 2" x 9' 2" (3.71m x 2.79m) PVC roof, PVC double-glazed windows and exterior door (to rear garden), electric wall heater, tiled floor

FOUR PIECE BATHROOM

Corner panelled bath, corner shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, built in cupboard, spotlighting to ceiling

FIRST FLOOR

BEDROOM 1

10' 7" x 8' 9" (3.23m x 2.67m) Measurements up to wall to wall fitted wardrobes, radiator, PVC double-glazed window, eaves access, interior door through to;

CLOAKROOM

Vanity wash hand basin, low level WC, part tiled walls, PVC double-glazed window

BEDROOM 2

13' 9" x 7' 4" (4.19m x 2.24m) PVC double-glazed window, radiator, laminate flooring

BEDROOM 3

13' 9" x 5' 4" (4.19m x 1.63m) Measurements up to wall to wall fitted storage (clothes hanging rails and shelving), PVC double-glazed window, radiator

OUTSIDE

Gardens to the front and rear, the latter is enclosed and has a concrete print patio, additional patio, flower beds, lawn, timber fencing, water tap

TWO CAR DRIVEWAY TO GARAGE

Up and over door, power light and side door



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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.

