

**AINSWORTH LORD
ESTATES**



**26 HODDER GROVE
DARWEN**

**£105,000
LEASEHOLD**

**** 2 BEDROOMS ** LOUNGE ** LARGE PRIVATE REAR GARDEN ** STUNNING VIEWS ** BRILLIANT LOCATION
** LARGE MASTER BEDROOM ** REALISTICALLY PRICED - TO SELL! ** *** UTILITY ROOM*** GARDEN
FRONTED*** ON ROAD PARKING*** GREAT LOCATION*** TO ARRANGE A VIEWING CALL AINSWORTH-LORD
ESTATES**



- GREAT LOCATION • UTILITY ROOM • FITTED KITCHEN • 2 LARGE DOUBLE BEDROOMS • IDEAL INVESTMENT OPPORTUNITY/FTB

FULL DESCRIPTION

Ainsworth Lord Estates Ltd are pleased to offer for sale this 2 bedroom mews house.

This property is in a very much sought after residential area some great Schools in close proximity.

Ideal spacious family home.

Through the front door there is the hallway.

On the ground floor, as you come through the front door, .

The large main lounge is the next room you come to. This room, as you can see from the pictures and the measurements below, is well above average size and has a great feeling of space.

As you might expect, the kitchen consists of fitted units along the walls and under the worktop. There's plumbing for a washing machine and ample space for other modern appliances.

The master bedroom is on the right at the front of the property. This room makes a double bed look small!

Across the landing is another double bedroom. The view from this room overlooks the back garden.

The family bathroom comprises of a bath with shower over, WC and a pedestal wash basin.

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES AND ARE STRICTLY BY APPOINTMENT ONLY.

ALSO, PLEASE BE ADVISED THAT 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.

NOTE TO BUYERS....

If you need to sell your property to make this purchase then speak to us. We would be happy to discuss the various options you have. We could start with a Free Market Appraisal/Valuation.

We have dozens of Cash Rich Buyers looking for properties like this to acquire..... who knows perhaps we could get them to make an offer on yours? Give us a call and let's see how we can get you moving.

Or, perhaps you don't really need to sell the house you're in? Have you considered this? You'd be surprised at the options available to you.

NOTE TO INVESTORS:

If you are looking for more properties like this we strongly recommend you register with us as soon as possible. We get loads of properties like this and they do tend to get snapped up pretty quick, usually by investors that have already registered with us.

Registered Investors also receive a 'Trade Discount' our Selling,



• GARDEN TO THE FRONT AND REAR WITH ON ROAD PARKING • SOME LOVELY WALKS IN CLOSE PROXIMITY • DG/GCH • DO NOT MISS THIS BAUTIFUL FAMILY HOME • CALL THE OFFICE TO VIEW

Letting & Management Fees. So once you have completed your refurb we will sell or rent your property for you on preferential terms, increasing your profits further!

Registering with us is easy:

The best way is to call in and meet our team, so we can learn what it is you are really looking for, and what your plans are... all investors' requirements are different - we get that.

Once we know this, we can then send you the details of properties that match your needs as soon as we are instructed - so you will be first to find out about them.

We are also happy to advise and offer a second opinion to our registered Investors who are looking to buy properties from other agents - with no strings attached. Buying right is important.

We recommend Landlords and Investors check out the DarwenPropertyBlog there are lots of good deals on there from us and other local agents.

FREE - MORTGAGE ADVICE:

For Re-Mortgages, Buy-To-Let Mortgages, and other Residential Mortgages. (Even for people with a poor credit rating).

NEVER PAY FOR MORTGAGE ADVICE. THERE IS NO NEED TO.

Our Mortgage Advisors - London & Country are one of the largest mortgage brokers in the UK, and have access to more

lenders than other local mortgage providers, giving you more choice and potentially saving you thousands of pounds. PLUS...

Our clients receive a FREE INSURANCE VOUCHER to cover your survey and legal fees in the event your purchase falls through.

We are not aware of any other agent offering this extra bonus.

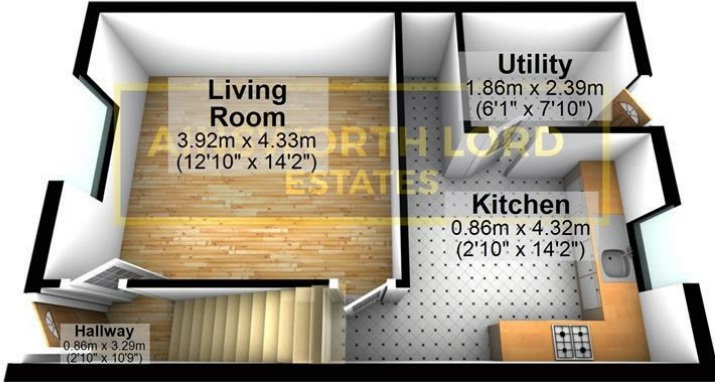
Contact us to arrange a call from our mortgage brokers - at a time to suit you, including evenings and weekends.

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Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 76.7 sq. metres (825.8 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 buyers/tenants are advised to recheck the measurements

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