



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



11 Glencoe Avenue, Hoddlesden, Darwen

Offers Over £300,000

An immaculately presented semi-detached true bungalow, providing spacious, bright and ready to walk into accommodation. Briefly comprises: entrance hall with 'Karndean' flooring, elegant spacious lounge with access to a sun room that overlooks the beautiful garden, dining room/3rd bedroom, fully fitted kitchen, rear porch/utility, main bedroom with fitted furniture, fully tiled shower room and a 2nd bedroom. Gas central heating, PVC double-glazed windows, oak interior doors and neutral decor throughout. Outside there are established and well maintained gardens along with two driveways providing ample off road parking. It is situated in this quiet and much sought after residential locality conveniently located close to Hoddlesden village, Waterside, easy access for Blackburn, Darwen and the motorway network. Viewing is strongly recommended!



11 Glencoe Avenue, Hoddlesden, Darwen

LOCATION

From Darwen town centre leave towards Bolton, turn left onto Hardman Way. Continue along Sudell Road turning right onto Marsh House Lane, proceed to the top and go straight across the mini roundabout into Hoddlesden Road. Right onto Glenshiels Avenue then left onto Glencoe Avenue and the property is on the left hand side.

TENURE

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

ACCOMMODATION

ENTRANCE HALL

'Roc' composite front door, PVC double-glazed window, radiator, 'Karndean' flooring

LOUNGE

17' 6" x 12' 5" (5.33m x 3.78m) PVC double-glazed window, feature fireplace with living flame gas fire, radiator, access through to;

SUN ROOM

12' 1" x 7' 1" (3.68m x 2.16m) PVC roof, PVC double-glazed windows, PVC double-glazed double doors to rear garden

DINING ROOM OR 3RD BEDROOM

17' 3" x 8' 8" (5.26m x 2.64m) Two PVC double-glazed windows, radiator, meter cupboard

FITTED KITCHEN

15' 8" x 8' 08" (4.78m x 2.64m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit with mixer tap, gas point for cooking range, black extractor hood, vertical radiator, 'Amtico' flooring, PVC double-glazed window, PVC door through to;



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

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.

11 Glencoe Avenue, Hoddlesden, Darwen

REAR PORCH/UTILITY

9' 4" x 4' 9" (2.84m x 1.45m) PVC roof, PVC double-glazed windows, plumbed for automatic washing machine, space for tumble dryer

BEDROOM 1

12' 8" x 10' 4" (3.86m x 3.15m) Measurements up to wall to wall-floor to ceiling fitted wardrobes, PVC double-glazed window, radiator



SHOWER ROOM

Glazed and tiled shower enclosure, wash hand basin, low level WC, heated towel rail, fully tiled walls, wood effect flooring, extractor, PVC double-glazed window



BEDROOM 2

9' 4" x 8' 2" (2.84m x 2.49m) PVC double-glazed window, radiator



OUTSIDE

Well established and well maintained gardens along with two driveways providing ample off road parking.

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.



COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



Proctors Darwen

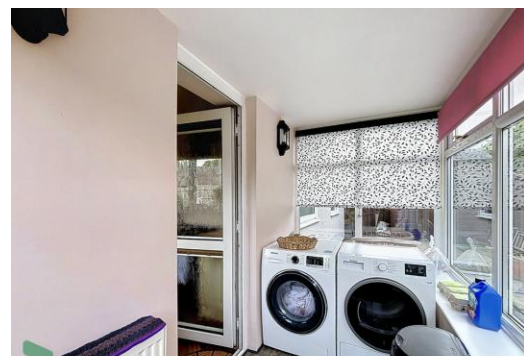
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

11 Glencoe Avenue, Hoddlesden, Darwen



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%

