PROCTORS
ESTATE AGENTS

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23 Glencoe Avenue, Hoddlesden, Darwen

£280,00 Chain Free!

Situated in the highly sought after residential area of Hoddlesden Village this immaculately presented and well loved semi-detached true bungalow must be viewed to appreciate the spacious and bright accommodation it has to offer. Briefly comprises: entrance hall, elegant spacious lounge with feature fireplace and access to a spacious sun room that overlooks the privately enclosed rear garden, fitted dining kitchen also has access to the sun lounge, two bedrooms (the main bedroom has fitted furniture), three-piece bathroom with shower and large walk in storage cupboard. Benefits from central heating, south facing solar panels (approximately £100 per month credit payment) and PVC double-glazed windows. Outside there are established and easy to maintain gardens along with large driveway to a brick built garage. It is situated in this quiet residential locality conveniently located close to Hoddlesden village, Waterside, easy access for Blackburn, Darwen and the motorway network. Viewing is strongly recommended!







23 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
PVC front door, PVC double-glazed units, radiator, meter cupboard, coving to ceiling

LOUNGE
17' 6" x 12' 3" (5.33m x 3.73m) PVC double-glazed window, feature fireplace, electric fire, radiator, dado rail, coving to ceiling, PVC double-glazed double doors through to;







SUN LOUNGE
17' x 10' 9" (5.18m x 3.28m) PVC roof, PVC double-glazed windows, two radiators, tiled floor, PVC double-glazed double doors (to rear garden)



FITTED DINING KITCHEN
14' 8" x 7' 9" (4.47m x 2.36m) Fitted wall and floor units including drawers, wine rack, stainless steel single drainer sink unit with mixer tap, four ring gas hob, extractor hood, built in oven with space and power point for a microwave, integrated dishwasher, plumbed for automatic washing machine, tiled floor, radiator, PVC double-glazed window, PVC double-glazed sliding doors leading to the sun lounge



Tenure	Freehold
Ground Rent	
Council Tax Band	Band C
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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BEDROOM 1
12' 5" x 10' 8" (3.78m x 3.25m) Measurements up to fitted wall-to-wall wardrobes, PVC double-glazed window, radiator





BEDROOM 2
9' x 7' 8" (2.74m x 2.34m) PVC double-glazed window, radiator



BATHROOM
Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, large walk in storage with light and shelving, PVC double-glazed window

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OUTSIDE

Large driveway can easily accommodate 3 cars, small garden area to the front and gated access to an enclosed rear garden with paved patio and pathways, established plants and shrubs, a stone built shed with power and light, water tap

BRICK BUILT ATTACHED GARAGE

Up and over door, power and light

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.

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