



PROCTORS

ESTATE AGENTS

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



39 Hodder Grove, Darwen

£950 pcm

A modern and recently renovated 3 bedroom semi detached property located on Hodder Grove, Darwen. The property is an ideal family home comprising of; hallway, large lounge with sliding doors into the garden, large fitted kitchen, 3 bedrooms and a fitted bathroom suite and seperate wc. There is a garden to the front and large garden to the rear with a shed, Viewing is essential!



39 Hodder Grove, Darwen

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.

ACCOMMODATION

ENTRANCE HALLWAY

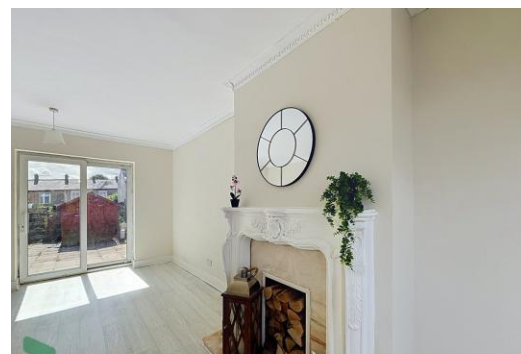
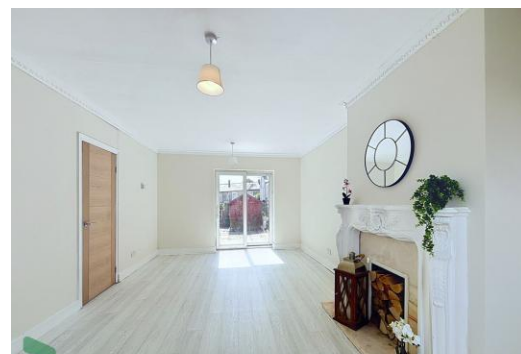
11' 1" x 6' 2" (3.38m x 1.88m) storage cupboard

LOUNGE

19' x 11' 5" (5.79m x 3.48m) sliding doors into the garden, feature fire surround

KITCHEN

13' 2" x 11' 1" (4.01m x 3.38m) Fitted wall and floor units including drawers, stainless steel round sink unit, four ring gas hob, built in oven & microwave, extractor hood, plumbed for automatic washing machine and space for a tall fridge/freezer and space for a dryer/or dishwasher, tiled splash-backs, PVC double glazed window



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
TBC

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 tenants are advised to recheck the measurements.

39 Hodder Grove, Darwen

FIRST FLOOR



BEDROOM 1

13' 3" x 10' 8" (4.04m x 3.25m) PVC window, radiator



BEDROOM 2

13' 3" x 8' (4.04m x 2.44m) PVC window, radiator



BEDROOM 3

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



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

39 Hodder Grove, Darwen

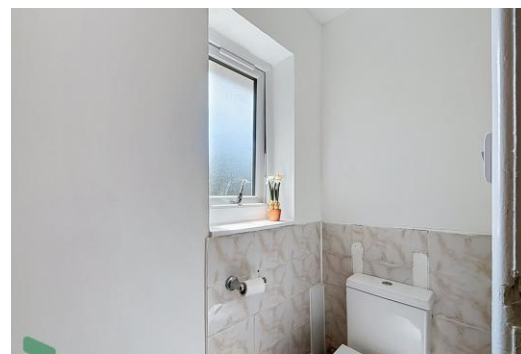
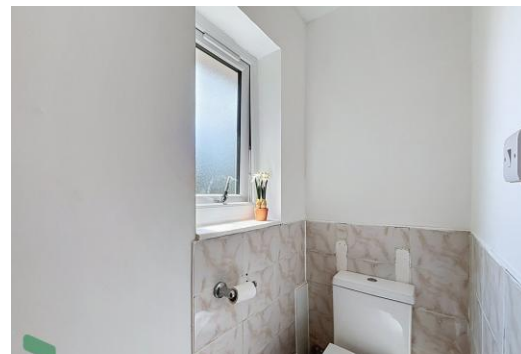
BATHROOM SUITE

5' 3" x 5' 4" (1.6m x 1.63m) Panelled bath with shower over, pedestal wash hand basin, mirror, heated towel rail, PVC window



SEPERATE WC

5' 3" x 2' 5" (1.6m x 0.74m) Wc, PVC window



OUTSIDE

large rear garden with shed and paved area, garden to the front

PLEASE NOTE

All properties are offered on a monthly rolling tenancy. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first months rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



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%