



# PROCTORS

ESTATE AGENTS

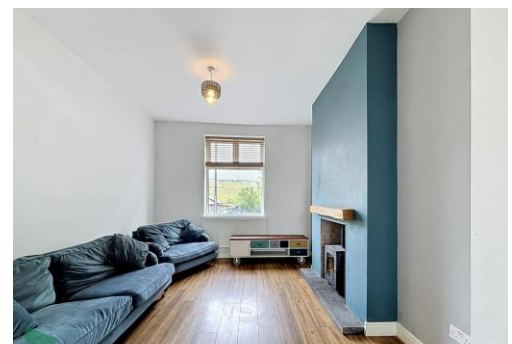
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## 30 St. Pauls Terrace, Hoddlesden, Darwen

£925 pcm

A beautifully presented garden fronted mid terraced house, located within walking distance the quaint village of hoddlesden and Waterside, the property is a larger than average terraced and benefits from two double bedrooms, and a four-piece bathroom on the first floor. The ground floor offers a sitting room, living room/dining room and a fitted kitchen with modern units and built built in appliances. Outside there is a small garden to the front and an enclosed yard to the rear. Viewing is highly recommended!



# 30 St. Pauls Terrace, Huddlesden, Darwen

## ACCOMMODATION

### ENTRANCE VESTIBULE

### HALLWAY

Laminate flooring

### SITTING ROOM

radiator, dg window, log burner, laminate flooring

### LIVING ROOM/DINING ROOM

radiator, patio doors into the yard, laminate flooring

### KITCHEN

Fitted wall and floor units including drawers, composite black sink unit, four ring gas hob, built in oven, extractor hood, plumbed for automatic washing machine, built in fridge/freezer, tiled splash-backs, PVC double-glazed window

### FIRST FLOOR

Landing



Council Tax Band  
Local Authority  
EPC Rating

Band B  
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 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.

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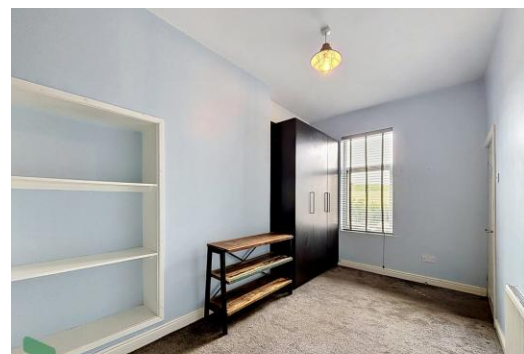
### BEDROOM 1

Built in sliding wardrobes, PVC window, carpet flooring, radiator



### BEDROOM 2

Shelf unit, radiator, PVC window



### 4 PIECE BATHROOM

Corner bath, walk in shower, vanity sink unit, low level WC, heated towel rail, PVC double-glazed window, fully tiled



### OUTSIDE

Small garden area to the front and an enclosed yard to the rear

### LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, turn right onto Marsh House Lane proceed to the top and at the mini roundabout continue into Hoddlesden Road, follow the road through the village towards Johnson New Road and St Pauls Terrace is on your left hand side.



### PLEASE NOTE

All properties are offered on a rolling periodic monthly contract. 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



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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.



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