



## 15 Gleneagles Avenue, Hoddlesden, Darwen

**Offers over £220,000 Chain free!**

A well-maintained link-detached true bungalow delightfully situated in this very popular and sought after residential locality close to Hoddlesden village centre. In our opinion the property occupies a generous size plot that offers potential for extending if required (with relevant permissions). The accommodation briefly comprises; entrance hall, lounge with dual aspect windows, fitted dining kitchen with modern units, a double bedroom with fitted furniture, a single bedroom/study and a three-piece bathroom. Benefits from gas central heating and PVC double-glazed windows. Externally there are easy maintenance gardens to the front, side and rear. There is also a driveway and a garage. All amenities are nearby within the village. Viewing is recommended.



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## LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Bear right into Marsh House Lane, go straight across Roman Road into Huddlesden Road, turn first right into Glenshiels Avenue, left into Glencoe Avenue, right into Gleaneagles Avenue and the property is on the right-hand side.

## TENURE

We are advised by the vendor that the property is Leasehold (£10 p.a. and assumed 999 year lease). Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE HALL

PVC front door with double-glazed unit

### BEDROOM 1

12' 9" x 10' 2" (3.89m x 3.1m) Measurements up to wall-to-wall-floor-to ceiling fitted wardrobes, PVC double-glazed window

### BEDROOM 2/STUDY

9' 4" x 7' 9" (2.84m x 2.36m) PVC double-glazed window, radiator

### BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled elevations, PVC double-glazed window

### LOUNGE

17' 4" x 11' 9" (5.28m x 3.58m) Measurements into recess. Two PVC double-glazed windows (dual aspects), gas fire (back-boiler), radiator

### FITTED DINING KITCHEN

14' 9" x 7' 9" (4.5m x 2.36m) Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit, gas point for cooker, Two PVC double-glazed windows, PVC exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£10  
Band C  
Blackburn with Darwen Borough Council  
E

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.

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### OUTSIDE

Gardens set in generous size corner plot, mainly laid to lawn. Outside water tap



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### 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.



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