



## 29 Glencarron Close, Hoddlesden, Darwen

**£190,000**

This semi-detached true bungalow is situated in this sought after residential area of Hoddlesden within easy reach of the village. It has the benefit of spacious living accommodation, there are two bedrooms, a three-piece bathroom with shower, lounge, dining room open through to a sun lounge, a fitted kitchen and a utility room. Benefits include gas central heating and PVC double-glazed windows. Externally there are gardens to the front and rear including a long driveway. Local amenities are all on hand in the village; Darwen, Blackburn, other surrounding towns and the motorway network are all easily accessible. Viewing is recommended.



# 29 Glencarron Close, Huddlesden, Darwen

## 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, continue almost to the end of the road and turn left into Glencarron Close and the property is on the left hand side.

## TENURE

To be advised

## ACCOMMODATION

### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, built in cupboard (houses gas fired central heating boiler unit, radiator)

### LIVING ROOM

13' 4" x 10' 7" (4.06m x 3.23m) PVC double-glazed window, radiator, feature fireplace, electric fire, coving to ceiling

### FITTED KITCHEN

10' 3" x 6' 11" (3.12m x 2.11m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, electric hob, built in under oven, extractor, integrated dishwasher, PVC double-glazed window, exterior door

### INNER HALL

Radiator

### BEDROOM

15' 2" x 7' 9" (4.62m x 2.36m) PVC double-glazed window, radiator

### DINING ROOM

8' 6" x 8' 5" (2.59m x 2.57m) Open through to;

### SUN ROOM

10' 7" x 7' 5" (3.23m x 2.26m) PVC double-glazed windows, PVC exterior door, spotlighting, high-gloss tiled flooring

### BEDROOM 2

11' 8" x 10' 1" (3.56m x 3.07m) PVC double-glazed window, radiator

### UTILITY ROOM

7' 6" x 5' 6" (2.29m x 1.68m) PVC exterior door, power, light, plumbed for automatic washing machine



Tenure	Unknown
Ground Rent	
Council Tax Band	Band B
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	D

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.

## 29 Glencarron Close, Huddlesden, Darwen

### BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window, acrylic wall panelling



### OUTSIDE

Easy to maintain gardens to the front and rear including, lawn, mature hedging and flower beds. In addition there is a long driveway to the side



Proctors Darwen

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

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

## 29 Glencarron Close, Huddlesden, Darwen



Proctors Darwen

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

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

%epcGraph\_c\_1\_198%