



# PROCTORS

ESTATE AGENTS

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**5 Carus Avenue, Hoddlesden, Darwen**

**Offers over £260,000**

## 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, proceed to the mini roundabout on Roman Road and continue across into Hoddlesden Road. Follow the road down into the village and turn right into Carus Avenue and the property is on the right hand side.

## TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease, £1.25 p.a. Any prospective purchaser should seek clarification from their solicitor.



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ACCOMMODATION

We strongly recommend internal inspection to fully appreciate this immaculate, deceptively spacious garden fronted mid terraced house, situated in the much sought after residential area of Hoddlesden Village. In our opinion it has been lovingly restored to provide superb family sized living accommodation with a modern and stylish theme throughout that compliments the many preserved original features. Briefly comprises; entrance vestibule, hallway, two impressive open plan reception rooms with ornate ceiling, original storage cupboards, original coving and a multi fuel burning stove, a recently fully fitted kitchen with contemporary units and built in appliances, a useful lean to/utility/boot room. First floor, three double bedrooms (2 with fitted furniture), a stylish family shower room, carpeted staircase to second floor double bedroom and en suite bathroom with shower (low apex ceiling). Gas central heating and new PVC double-glazed sash windows are installed. Outside there is a larger than average garden to the front with a covered pergola, lawn, and paved patio. To the rear there is an enclosed block-paved yard and a garage beyond with parking.

ENTRANCE VESTIBULE

New composite 'Roc' door, original coving to ceiling, stained and leaded glass door through to;

HALLWAY

Original coving to ceiling, radiator, staircase to first floor

OPEN PLAN SITTING ROOM AND DINING/LIVING ROOM

SITTING ROOM

13' 9" x 12' (4.19m x 3.66m) New PVC double-glazed sash window, ornate ceiling, picture rail, feature exposed and treated wood floorboards, open through to;

DINING ROOM/LIVING ROOM

18' 3" x 12' 8" (5.56m x 3.86m) Original built in cupboard with drawers, impressive fireplace with multi fuel burning stove (new flue installed March 2023), two radiators, stained glass leaded window, picture rail, coving to ceiling, under stairs storage cupboard, feature exposed and treated wood floorboards

FITTED KITCHEN

0m x 0m) Fitted wall and floor units including drawers, under unit lighting, black single drainer one and a half bowl sink unit with 'hot tap', built in double oven and microwave, hob, extractor hood, concealed gas fired central heating boiler unit, LED kick-board lighting, tiled elevations, acrylic ceiling with spotlighting, PVC double-glazed window, stable style door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
  
Band B  
Blackburn with Darwen Borough Council  
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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through to;

### LEAN TO/UTILITY/BOOT ROOM

7' 7" x 5' 6" (2.31m x 1.68m) PVC double-glazed roof, PVC double-glazed window, PVC exterior door, fitted work tops, plumbed for automatic washing machine, space for tumble dryer, tiled elevations, tiled floor, electric wall heater

### FIRST FLOOR

Spacious landing, radiator

### BEDROOM 1

13' 8" x 11' 8" (4.17m x 3.56m) New PVC double-glazed sash window, fitted wall-to-wall-floor-to-ceiling wardrobes (five doors), radiator

### BEDROOM 2

12' 7" x 10' (3.84m x 3.05m) New PVC double-glazed sash window, radiator, coving to ceiling

### BEDROOM 3

10' 4" x 9' 5" (3.15m x 2.87m) New PVC double-glazed sash window, radiator, bespoke fitted furniture... wardrobes, dressing table/work station, vertical radiator

### FAMILY SHOWER ROOM

Large walk in shower area, wash hand basin, low level WC, fully tiled elevations, heated towel rail, extractor fan, spotlighting to ceiling

### CARPETED STAIRCASE FROM FIRST FLOOR LANDING TO;

### ATTIC BEDROOM

13' x 11' 8" (3.96m x 3.56m) Landing, spindled balustrade, two double-glazed Velux roof windows with blinds and remote controlled sensor opening/closing, radiator, recess with clothes hanging rail, fitted work shelf, eaves access and eaves storage

### EN SUITE BATHROOM

Panelled bath with mixer tap and shower over, wash hand basin, low level WC, heated towel rail, eaves access

### OUTSIDE

The front garden is larger than average and has a covered pergola, lawn garden and additional elevated paved patio area. To the rear there is an enclosed block-paved yard

### GARAGE TO REAR

Single garage to rear with up and over door and parking to front (2 cars



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and 3 cars at a push). There is an annual ground rent of £125 p.a.

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.

