



PROCTORS

ESTATE AGENTS

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13 Queen Street, Hoddlesden, Darwen

Reduced to Offers over £185,000, Chain free!

A delightfully situated, stone built, garden fronted terraced house situated in the heart of Hoddlesden Village. The property has undergone a full renovation programme and in our opinion offers stylish, ready to move into accommodation. Briefly comprises entrance vestibule, hallway, sitting room, living room/dining room with feature fire, separate fully fitted kitchen with new modern units, first floor, three bedrooms and a spacious and new family bathroom. Benefits include PVC double-glazed windows, gas central heating, new neutral décor with complimenting flooring throughout. Externally there is an enclosed yard to the rear. The property is a convenient location close to Hoddlesden village, Waterside, easy access for Blackburn, Darwen and the motorway network. Viewing is strongly recommended.



13 Queen Street, Hoddlesden, 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, proceed to the mini roundabout on Roman Road and continue across into Hoddlesden Road. Follow the road down into the village and the property is on the right opposite Browning Street

TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled floor, door through to;

HALLWAY

Laminate flooring, original coving to ceiling, radiator

SITTING ROOM

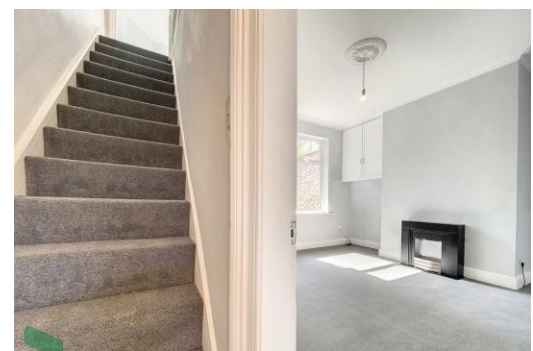
12' 10" x 12' 6" (3.91m x 3.81m) PVC double-glazed window, radiator, meter cupboard, original coving to ceiling, picture rail

LIVING ROOM/DINING ROOM

13' 2" x 13' (4.01m x 3.96m) PVC double-glazed window, radiator, built in cupboard, electric fire, under stairs storage cupboard

FULLY FITTED KITCHEN

10' 7" x 7' 5" (3.23m x 2.26m) Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit mixer tap, concealed gas fired central heating boiler unit, plumbed for automatic washing machine, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band B
Blackburn with Darwen Borough Council
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 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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FIRST FLOOR

Landing, spindled balustrade, original built in cupboard

FAMILY BATHROOM

11' 1" x 8' 2" (3.38m x 2.49m) 'P' shaped panelled bath with shower attachment over, pedestal wash hand basin, low level WC, part tiled elevations, PVC double-glazed window

BEDROOM 1

13' 5" x 9' 10" (4.09m x 3m) Measurements up to built in cupboard with clothes hanging rail, laminate flooring, radiator

BEDROOM 2

12' 7" x 10' 4" (3.84m x 3.15m) PVC double-glazed window (overlooks Browning St), radiator, coving to ceiling

BEDROOM 3

9' 6" x 5' 4" (2.9m x 1.63m) PVC double-glazed window, radiator, laminate flooring

OUTSIDE

Small garden area to the front, enclosed paved yard to the rear

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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