



PROCTORS

ESTATE AGENTS

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8 Glencoe Avenue, Hoddlesden, Darwen

Offers Over £220,000

Internal inspection is essential to fully appreciate this immaculately presented semi-detached house, delightfully situated in this much sought after locality close to Hoddlesden Village and St Paul's Primary school (excellent Ofsted reports). The accommodation briefly comprises: entrance hall, three-piece shower room, open plan living room and dining room with access to a spacious conservatory that takes advantage of views over the beautiful rear garden, the first floor has three good size bedrooms (two have fitted furniture) and a stylish family bathroom with shower. Gas central heating and PVC double-glazed windows are both installed throughout. Externally there are well stocked gardens to the front and rear along with a driveway to the front.



8 Glencoe Avenue, Huddlesden, Darwen

LOCATION

From Darwen town centre leave towards Bolton, turn left onto Hardman Way. Continue along Sudell Road turning right onto Marsh House Lane, proceed to the top and go straight across the mini roundabout into Huddlesden Road. Right onto Glenshiels Avenue then left onto Glencoe Avenue and the property is on the right hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

VALUERS COMMENTS

The house has a homely feel with a very practical layout and the added benefit of a ground floor shower room. The rear garden is very large and would be ideal for anyone looking to plan a home office or entertaining space away from the house. Unfortunately the driveway is too narrow to allow a vehicle access to the garage, it would however be ideal as a workshop/man cave!

ACCOMMODATION

ENTRANCE HALL

Composite front door, radiator, carpeted staircase to first floor with PVC double-glazed window, radiator

SHOWER ROOM

Glazed and tiled shower enclosure, low level WC, wash hand basin with storage below, electric wall heater, spotlighting, fully tiled walls, extractor fan

OPEN PLAN LIVING ROOM AND DINING ROOM

LIVING ROOM

12' 6" x 12' 3" (3.81m x 3.73m) PVC double-glazed window, feature fireplace with gas fire, radiator, wall lights, open through to;

DINING ROOM

11' 6" x 10' 4" (3.51m x 3.15m) Wall lights, PVC double-glazed door through to;

CONSERVATORY

12' 4" x 10' 2" (3.76m x 3.1m) PVC roof, PVC double-glazed windows, PVC double-glazed exterior double doors



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band C
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 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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FITTED KITCHEN

13' 8" x 9' 5" (4.17m x 2.87m) Fitted wall and floor units including drawers, built in oven, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, stainless steel extractor hood, plumbed for automatic washing machine, under counter space for tumble dryer, space and power point for fridge-freezer, radiator, PVC double-glazed window, composite door through to;



REAR VESTIBULE

PVC exterior door

FIRST FLOOR

PVC double-glazed window, loft hatch



BEDROOM 1

12' 7" x 12' 3" (3.84m x 3.73m) PVC double-glazed window, radiator, fitted floor-to-ceiling wardrobes, fitted matching dressing table unit with drawers



FAMILY BATHROOM

Panelled bath with shower, shower attachment, mixer tap and screen over, wall hung wash hand basin with drawers below, low level WC, wall hung storage cupboards, vertical radiator, fully tiled walls and floor, PVC double-glazed window

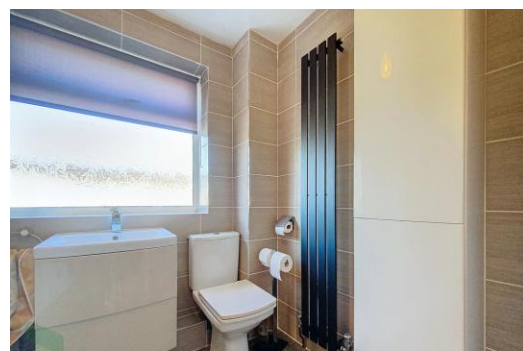


BEDROOM 2

11' 4" x 10' 4" (3.45m x 3.15m) PVC double-glazed window (pleasant outlooks over the rear garden), radiator

BEDROOM 3

10' x 7' 4" (3.05m x 2.24m) PVC double-glazed window, radiator, fitted floor-to-ceiling wardrobes (2 door), fitted padded window seat with storage below



OUTSIDE

Easy to maintain garden to the front along with off road parking for two cars. To the rear there is a larger than average, well stocked lawned garden

GARAGE

Up and over door. The driveway is too narrow to reach the garage by car so would make an ideal workshop

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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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