



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



27 Hodder Grove, Darwen

£100,000

ATTENTION CASH BUYERS ONLY! This brick-built town house is set in this well-established residential location off Birch Hall, close to all local amenities on Blackburn Road. The property benefits from; three bedrooms a four-piece bathroom, the ground floor comprises; entrance hall, living room, sunroom, kitchen, utility room and a separate WC. Benefits from gas central heating and PVC double-glazed windows. Externally there are gardens to the front and rear. The realistic asking price reflects the need for improvement works.

LOCATION

From Darwen town centre leave along Blackburn Road (A666), turn left onto Lynwood Avenue, continue a head into Ribble Avenue, right into Hodder Grove and the property is on the right-hand side.



27 Hodder Grove, Darwen

TENURE

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

ACCOMMODATION

HALLWAY

Composite front door, PVC double-glazed window, staircase to first floor, under stairs storage cupboard

LIVING ROOM

14' x 11' 8" (4.27m x 3.56m) PVC double-glazed window, fireplace, radiator, laminate flooring

KITCHEN

13' 3" x 11' (4.04m x 3.35m) Fitted wall and floor units including drawers, single drainer sink unit, gas point for cooker, under stairs storage cupboard

SUN LOUNGE

UTILITY ROOM

6' 6" x 5' 7" (1.98m x 1.7m) Plumbed for automatic washing machine, plumbed for dishwasher, door through to;



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
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 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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SEPARATE WC

Vanity wash hand basin, low level WC, wall mounted gas fired central heating boiler unit

FIRST FLOOR

Landing

BEDROOM 1

13' 4" x 10' 1" (4.06m x 3.07m) PVC double-glazed window, radiator

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, separate shower enclosure, part tiled walls, PVC double-glazed window

BEDROOM 2

13' 5" x 8' 4" (4.09m x 2.54m) PVC double-glazed window, radiator, built in cupboard

BEDROOM 3

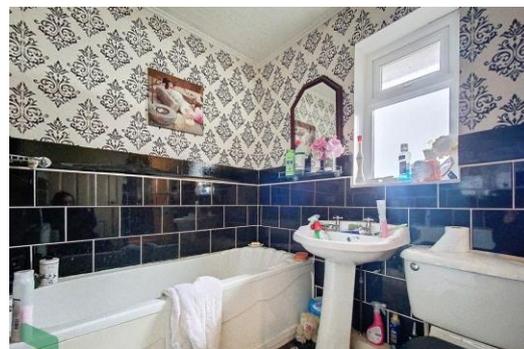
9' x 7' 9" (2.74m x 2.36m) PVC double-glazed window, radiator, built in cupboard

CARPETED STAIRCASE TO ATTIC ROOM

23' 9" x 8' 2" (7.24m x 2.49m) Wood clad ceiling, two roof windows

OUTSIDE

Gardens to the front and rear.



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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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