



# PROCTORS

ESTATE AGENTS

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**10 Blacksnape Road, Hoddlesden, Darwen**

**Offers Over £250,000**

## LOCATION

From Darwen town centre on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, bear right into Marsh house lane proceed to the round about at the top turn right onto Blacksnape Road continue for approximately one and a half a miles 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.



## 10 Blacksnape Road, Hoddlesden, Darwen

A traditional stone built cottage with an adjoining 3.5 acres, enjoying stunning panoramic views over the wet Penine moors. The accommodation briefly comprises: entrance porch, spacious living room, separate kitchen with basic fitted units, a useful cloakroom/boot room with separate WC, sunroom, first floor main bedroom with vaulted beamed ceiling, good size second bedroom and a modern family bathroom with shower. Gas central heating and PVC double-glazed windows are both installed.

### VALUERS COMMENTS

The cottage is in need of a full renovation, it's has many original features that could be enhanced and the views from almost every window are stunning. It is a rare opportunity to have the amazing added benefit of an adjoining 3.5 acres Freehold land, crying out for equestrian use! Any 'Darrener' would confirm how beautiful this area is and has great transport links to Bolton, Manchester and beyond. I would highly recommend this rare project as any investment would be a sound investment!

### ACCOMMODATION

#### ENTRANCE PORCH

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

#### LIVING ROOM

14' 11" x 14' (4.55m x 4.27m) PVC double-glazed window, stone built fireplace, gas fire, radiator, wall lights, under stairs storage cupboard, panelled ceiling, interior door (staircase to first floor)

#### STONE STEP DOWN TO KITCHEN

7' 3" x 7' 2" (2.21m x 2.18m) Basic fitted wall and floor units, stainless steel single drainer sink unit with mixer tap, plumbed for automatic washing machine, gas point for cooker, meter cupboard

#### CLOAK ROOM

Wall mounted gas fired central heating boiler (installed approximately 2015), separate low level WC including PVC double-glazed window. PVC exterior door through to;

#### SUNROOM

7' 6" x 6' 1" (2.29m x 1.85m) PVC roof, PVC double-glazed windows, PVC exterior door

#### FIRST FLOOR

Landing



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
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 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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### BEDROOM 1

14' 3" x 14' (4.34m x 4.27m) Vaulted beamed ceiling, PVC double-glazed window, double-glazed roof window, radiator, built in cupboard

### BATHROOM

Panelled bath with door, seat (suitable for disabled use) shower, shower attachment over, pedestal wash hand basin, low level WC, PVC double-glazed window, fully tiled walls and floor

### BEDROOM 2

8' 7" x 8' 2" (2.62m x 2.49m) PVC double-glazed window, radiator

### OUTSIDE

Small garden area to the front, enclosed garden area to the rear with gated access for parking and bordering an additional 3.5 acres (the land has water, power and a horse shelter)



### 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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