



PROCTORS

ESTATE AGENTS

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



Pinnacle Nooke, Roman Road, Hoddlesden, Darwen

£569,000

DIRECTIONS

FROM EDGORTH head North West towards Crown Gardens, continue ahead into Roman Road, go past the former Crown and Thistle public house and the property can be found on the left hand side just after the Award winning Moorview Equestrian Centre.

FROM FROM DARWEN town centre leave on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, bear right into Marsh house lane from the mini roundabout at the junction of Marsh House Lane, follow the road and at the second mini roundabout turn right, proceed along Blacksnape Road for approximately 1 mile passing the playing fields on the right. Continue ahead where the property can be found on the right hand side just before the Award winning Moorview Equestrian Centre.



Pinnacle Nook, Roman Road, Hoddlesden, Darwen

TENURE

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

A most impressive and delightfully situated stone built detached rural residence set amidst rolling countryside yet convenient for Darwen, Blackburn, Bolton, Bury, Accrington, Burnley, Preston and Manchester, Chorley and with its proximity to the motorway networks of M65, M61, M6 and M60. The property dates back to 18th century and the current owner have lovingly enhanced many characteristic features with modern amenities. The split level accommodation offers a generous living space for a growing family (could easily provide two separate living arrangements). All windows take advantage of the stunning views that extend to the Lake District, Manchester and beyond. Briefly comprises: Ground floor entrance porch, hall, double bedroom, recently fitted family bathroom, recently fitted dining kitchen, lower ground floor, entrance porch, spacious entrance hall, double bedroom with recently fitted en suite shower room, spacious conservatory, utility room, bedroom 3, boiler room/WC. First floor, main bedroom suite with en suite shower room and walk in dressing room along with a superb lounge with multi fuel burning stove. Benefits from PVC double-glazed windows (superb views!) and is warmed by gas central heating (LPG), solid fuel burning stove. Easy to maintain gardens to the front, side and rear and a driveway accommodating several cars leads to a detached double garage. The property is within the catchment area of Edgworth primary school and Turton high school. Viewing is strongly recommended.

ACCOMMODATION

Ground floor entrance;

ENTRANCE PORCH

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

HALLWAY

LVT flooring, radiator

BEDROOM FOUR

15' 6" x 9' 7" (4.72m x 2.92m) 15' 7" (9'2 Minimum). PVC double-glazed window, radiator

NEW FAMILY BATHROOM

Panelled bath with shower attachment, shower and shower screen over, pedestal wash hand basin, low level WC, heated towel rail, herringbone LVT flooring, PVC double-glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band E
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.

Pinnacle Nook, Roman Road, Hoddlesden, Darwen

FULLY FITTED DINING KITCHEN

16' 1" x 13' 4" (4.9m x 4.06m) Fitted high-gloss wall and floor units including drawers, pull-out storage, black single drainer sink unit with mixer tap, built in combination microwave oven, built in oven, electric hob, integrated dishwasher, bottle fridge, wooden breakfast bar, two PVC double-glazed windows (stunning panoramic views), vertical radiator, spotlighting, feature recess with exposed natural stone, herringbone LVT flooring

LOWER GROUND FLOOR

This level could provide separate independent living if required

STONE BUILT PORCH

ENTRANCE HALL

Feature round window, radiator,

BEDROOM THREE

15' 9" x 11' 4" (4.80m x 3.45m) Radiator, double doors through to conservatory

BEDROOM THREE EN SUITE

PVC double-glazed window, low level WC, shelving, area for hot water system/boiler

CONSERVATORY

20' 3" x 14' 6" (6.17m x 4.42m) 20' 3" x 14' (6.17m x 4.27m) 14ft min (24'1 maximum). PVC roof, PVC double-glazed windows, two radiators, PVC exterior door

UTILITY ROOM

PVC double-glazed window, plumbed for automatic washing machine, stainless steel double drainer sink unit with mixer tap

BEDROOM TWO

15'9 x 10' 3" (4.80m x 3.12m) PVC double-glazed window, radiator

BOILER ROOM/WC OFF OF BEDROOM TWO

FIRST FLOOR

Landing, sun tunnel allowing lots of light

LOUNGE

15' 7" x 13' 3" (4.75m x 4.04m) PVC double-glazed window, two radiators, multi fuel burning stove



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

Pinnacle Nook, Roman Road, Hoddlesden, Darwen

BEDROOM ONE

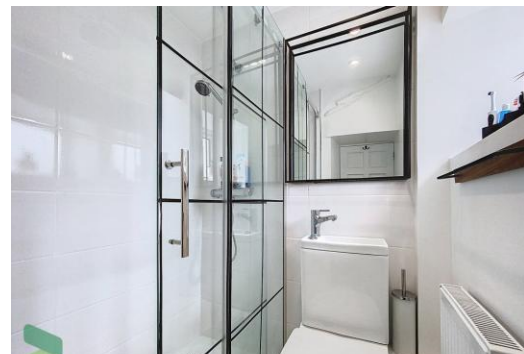
14' 9" x 13' 1" (4.50m x 4m) Measurements up to fitted wardrobes. PVC double-glazed window, radiator

BEDROOM ONE EN SUITE

Glazed and tiled shower enclosure, wash hand basin, low level WC

BEDROOM ONE DRESSING ROOM

9' 6" x 7' 6" (2.9m x 2.29m) PVC double-glazed window, radiator



OUTSIDE

To the front there is a lawn, natural stone walls and a long driveway that provides off road parking for several cars, in addition there is an original brick built coal store. The gardens continue to the side and rear with natural stone walls, lawns, large, paved patio areas (bordering open fields with stunning views beyond).

DOUBLE DETACHED GARAGE

22' 4" x 19' 6" (6.81m x 5.94m) Up and over door, power, water, light, wood store, two PVC single-glazed windows, workstation



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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

