



PROCTORS

ESTATE AGENTS

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66 Blacksnape Road, Hoddlesden, Darwen

Reduced to Offers Over £315,000

A most impressive and delightfully situated stone built cottage house set with views over Blacksnape playing fields and rolling country side yet convenient for Darwen, Blackburn and Bolton. The property dates back circa 18th century and has many characteristic features. The beautiful living accommodation briefly comprises: entrance vestibule, open plan lounge and dining room with feature fireplace and wood burning stove, cloakroom/WC, impressive fitted kitchen with breakfast bar and living/dining space, first floor, main bedroom has two windows overlooking the playing fields and moorlands beyond, a three-piece en suite shower room, a second double bedroom with a walk in wardrobe (both with open aspects), a third bedroom that takes advantage of playing field and tower views), a bright and spacious family bathroom. Benefits include PVC double-glazed windows (all with open aspects) and gas central heating (new in 2020). Externally there is a beautiful and generous size garden with 'sun trap patios' that borders open fields. Viewing is essential to fully appreciate!



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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 approx half a mile and the property is on the left hand side opposite Blacksnape playing fields.

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

Composite 'Roc' front door with double-glazed units, large storage cupboard, spotlight to ceiling, wall mounted shelving and coat hooks, half glazed oak door through to:

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE

14' x 13' 3" (4.27m x 4.04m) Two PVC double-glazed windows, two cast iron radiators, feature brick built chimney breast with wood mantle, stone hearth and large log burning stove, laminate flooring, carpeted staircase with oak spindled balustrade to first floor, spotlighting and beams to ceiling, under stairs storage cupboard

DINING ROOM

15' 1" x 12' 4" (4.6m x 3.76m) PVC double-glazed window, cast iron radiator, feature brick elevation, laminate flooring, spotlighting and beamed ceiling

CLOAK ROOM/WC

PVC double-glazed window, low level WC, vanity wash hand basin with storage below, chrome radiator, fully tiled elevations

GLAZED DOUBLE OAK DOORS TO DINING KITCHEN

22' 1" x 9' 8" (6.73m x 2.95m) Fitted wall to wall units including integrated fridge-freezer, integrated larder freezer, double door pantry unit with built in drawers, spice racks and shelving, white porcelain single drainer one and a half bowl sink unit with mixer tap, five ring gas cooking range, extractor hood, plumbed for automatic washing machine, concealed gas fired central heating boiler unit (new in 2020), PVC double-glazed window, stone flagged floor, breakfast bar, space for dining table or living area, PVC double-glazed patio door



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 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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FIRST FLOOR

Landing, oak spindled balustrade, spotlighting, beamed ceiling

BEDROOM 1

16' 7" x 12' 2" (5.05m x 3.71m) PVC double-glazed window (overlooks playing fields and Darwen tower beyond), radiator, spotlighting and beamed ceiling



EN SUITE SHOWER ROOM

Large fully tiled shower enclosure with shower and shower attachment, vanity wash hand basin with storage below, low level WC, vertical radiator, fully tiled elevations, spotlighting to ceiling, PVC double-glazed window



BEDROOM 2

13' 2" x 12' 1" (4.01m x 3.68m) PVC double-glazed window (overlooks rear garden and open fields), radiator, spotlighting to ceiling, oak interior door through to;



WALK IN WARDROBE

PVC double-glazed window (overlooks rear garden and open fields), radiator



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BEDROOM 3

10' x 7' 5" (3.05m x 2.26m) PVC double-glazed window (views over playing fields and Darwen tower), radiator



FAMILY BATHROOM

Free standing claw foot bath, pedestal wash hand basin with chrome legs and towel holder, high level WC, radiator/heated towel rail, feature brick elevation, custom built in storage unit, PVC double-glazed window



OUTSIDE

Stone paved patio, paved storage areas to either side of the house, stone steps to stone paved patio and easy astroturf area, access to large paved patio bordering open fields (ideal to watch the sun sets)



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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