



Queen Street

Darwen, BB3 3LY

Offers over £100,000



This is an exciting self-build opportunity with full planning permission to create a four bedroom detached property with integral garage and approx. 1,300 sq ft of internal accommodation, located near open countryside in Hoddlesden village on the outskirts of Darwen, within walking distance an Ofsted rated 'outstanding' primary school.

Please refer to planning application 10/22/1064.



The Accommodation

The downstairs living space will comprise a central entrance hall, front lounge, open plan kitchen/diner/family room spanning the full width across the rear with bifold doors opening onto the garden, plus utility and guest WC. Upstairs the central landing will lead to the four double bedrooms, with a three-piece shower en-suite to the master, and the family bathroom with a contemporary three-piece suite.

The Design

The country-style aesthetic of stone elevations and slate roof is subtle in design and complements the scenic surroundings, while the floor plan provides great practicality for everyday life. Externally, the plot is well proportioned with a private driveway and gardens to the side and rear.

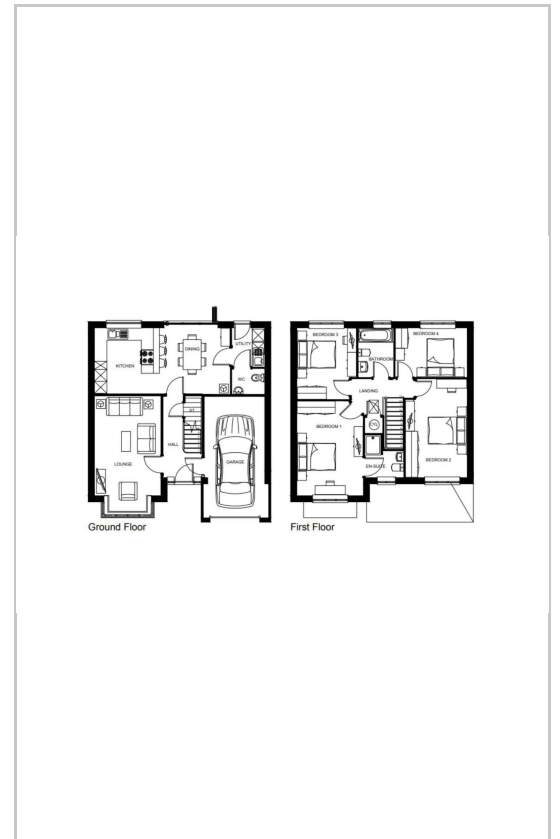
The Location

The plot is situated within walking distance of the amenities in Huddlesden, while also having easy access to Darwen’s amenities and transport links. This sought-after spot has moorland walks and endless countryside on your doorstep. And from a practical perspective everything that a modern family needs is within a short drive... Darwen offers a variety of schools, leisure facilities, supermarkets, restaurants and pubs, as well as the train station and motorway access via the M65. The neighbouring Bolton and Blackburn offer an even wider variety of amenities.

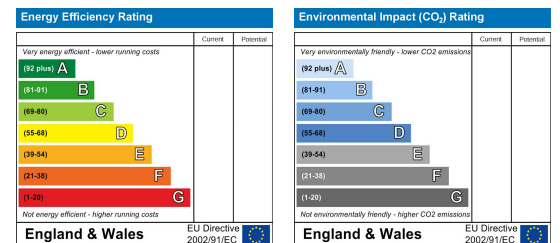
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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