



PROCTORS

ESTATE AGENTS

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64 Blacksnape Road, Hoddlesden, Darwen

£290,000

A most impressive and delightfully situated stone built double fronted cottage set with views over Blacksnape playing fields and rolling countryside yet convenient for Hoddlesden village amenities, and an easy commute to Darwen, and surrounding towns. The property dates back circa 18th century and has many characteristic features that compliment the stylish and immaculate accommodation this beautiful home has to offer. The accommodation is arranged over two floors and briefly comprises; entrance vestibule, elegant living room, impressive fully fitted dining kitchen with a wide range of integrated appliances and two windows allowing lots of natural light. The first floor has two double bedrooms, both take full advantage of the impressive views over Blacksnape playing fields, Darwen Tower and moorland views. Benefits from gas central heating, PVC double-glazed windows and a roof overhaul with new bargeboards and gutters! In our opinion, the overall feeling of the property is rare for a period cottage as they do not usually have bright airy spacious rooms with vaulted ceilings. Viewing is strongly recommended!



64 Blacksnape Road, Hoddlesden, Darwen

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 roundabout at the top turn right onto Blacksnape Road continue for approx half a mile and the property is on the left hand side directly opposite the playing fields.

TENURE

We are advised by the vendor that the property is Leasehold, assumed 999 year lease, approximately 64 pence p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, half glazed oak interior door through to;

LIVING ROOM

18' 3" x 12' 8" (5.56m x 3.86m) PVC double-glazed window (open aspects), inset gas stove effect fire, wood mantle, wall lights, carpeted staircase to first floor with feature cast iron spindled balustrade

FITTED DINING KITCHEN

14' 12" x 14' 6" (4.57m x 4.42m) Fitted 'Shaker' style wall and floor units including drawers, wine rack, oak effect worktops, gas point for cooking range, stainless steel extractor hood, integrated dishwasher, integrated automatic washing machine, feature 'Butlers' sink in granite worktop with mixer tap, stone flag effect flooring, two PVC double-glazed windows, spotlighting to ceiling, composite back door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

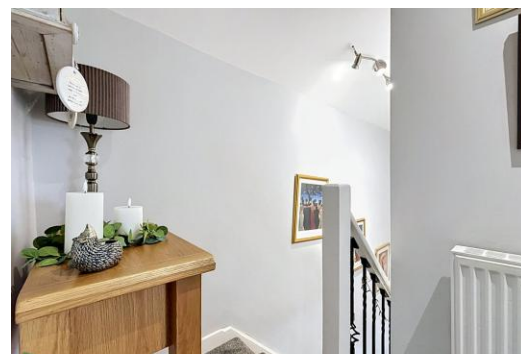
Leasehold
£64
Band C
Blackburn with Darwen Borough Council
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Spacious landing, radiator, spotlighting



BEDROOM 1

15' 1" x 13' 3" (4.6m x 4.04m) PVC double-glazed window (stunning views), radiator, loft hatch



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BEDROOM 2

14' 31" x 9' 8" (5.05m x 2.95m) PVC double-glazed window (stunning views), radiator



FAMILY BATHROOM

Panelled bath with shower attachment, shower, mixer tap and screen over, vanity wash hand basin with cupboards below, low level WC, radiator, part tiled walls, fitted cupboards, PVC double-glazed window



OUTSIDE

Established gardens to the rear that border open fields and take advantage of the stunning open views. There are differing levels of seating areas for 'morning coffee or sun downers' lawn area, plants, shrubs and mature laurel hedging. The rear portion of the garden is on a 999 year lease at £150 p.a.



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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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