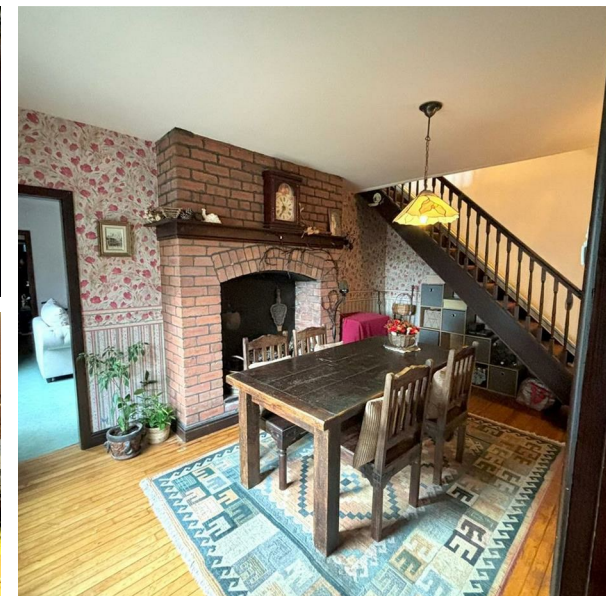
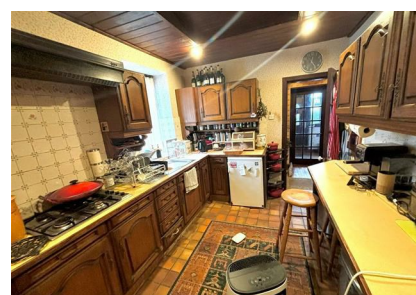


Blacksnape Pavillion, Blacksnape Road, Darwen, BB3 3PN

By Auction £390,000

Council Tax Band:



Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled on the picturesque Blacksnape Road in Darwen, this charming cottage offers a delightful blend of comfort and elegance. With three well-appointed bedrooms, including a luxurious ensuite, this property is perfect for families or those seeking a serene retreat. The cottage boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

For those who work from home or require a quiet space for study, the property features two dedicated studies, ensuring productivity in a peaceful environment. The stunning views surrounding the cottage enhance its appeal, offering a tranquil backdrop to daily life.

In addition to its interior charm, the property includes a double garage, providing secure parking for two vehicles and extra storage space. The outdoor area is equally inviting, making it an ideal setting for enjoying the beautiful British countryside.

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.



Open House South East Manchester



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	