



PROCTORS

ESTATE AGENTS

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



66 Blacksnape Road, Hoddlesden, Darwen

Offers In The Region Of £340,000

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 approximately 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.



66 Blacksnape Road, Hoddlesden, Darwen

A truly impressive stone-built cottage, believed to date back to the 18th century, enjoying an idyllic position overlooking Blacksnape Playing Fields with breathtaking views across rolling countryside, whilst remaining conveniently located for Darwen, Blackburn and Bolton. Steeped in character and period charm, this exceptional home seamlessly blends original features with stylish modern living. The beautifully presented accommodation briefly comprises an entrance vestibule, a superb open-plan lounge and dining room featuring an attractive fireplace with a wood-burning stove, cloakroom/WC, and an impressive fitted dining kitchen with breakfast bar and ample space for relaxed family living and entertaining. To the first floor, the window in the principal bedroom frames the stunning open views across the playing fields and moorland beyond, together with a contemporary three-piece en-suite shower room. There are two further bedrooms, including a generous double with a walk-in wardrobe, both enjoying delightful open aspects, whilst the third bedroom benefits from picturesque views towards Darwen Tower. A bright and spacious family bathroom completes the first-floor accommodation. Further benefits include PVC double-glazed windows, all taking advantage of the property's outstanding outlook, and gas-fired central heating with a boiler installed in 2020. Externally, the property is complemented by beautifully maintained, generous gardens with delightful sun-trap patio areas, providing the perfect setting for outdoor dining and relaxation whilst directly bordering open fields.

A rare opportunity to acquire a charming period cottage in a truly enviable setting. Internal viewing is essential to fully appreciate the character, views and lifestyle this outstanding home has to offer.

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, carpet 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



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.

66 Blacksnake Road, Hoddlesden, Darwen

CLOAKROOM/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/LIVING 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 'Boiling' mixer water 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

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), a range of fitted wardrobes, 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, composite shed, feature wood stores, stone steps to stone paved patio and easy astroturf area, well stocked flowerbeds, 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.

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.

