



PROCTORS

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Windy Whistle, 60 Blacksnape Road, Hoddlesden, Darwen

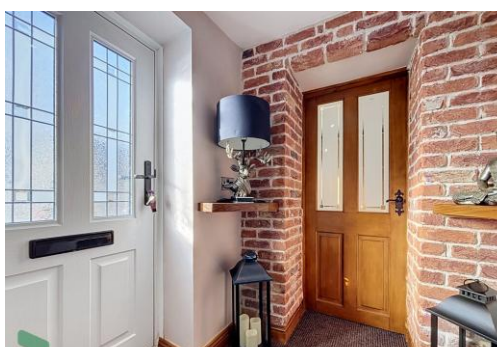
£335,000

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 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 Freehold. Any prospective purchaser should seek clarification from their solicitor. The rear portion of the back garden is on a 999 year lease at £146 p.a



Windy Whistle, 60 Blacksnape Road, Hoddlesden, Darwen

We strongly recommend internal inspection to fully appreciate this immaculate, deceptively spacious double-fronted cottage, situated in this much sought after residential area of Blacksnape. The current owners have lovingly maintained and restored the cottage. It was extended approximately ten years ago to provide superb family sized living accommodation with three good size bedrooms. The accommodation is arranged over two floors and has many character features throughout, briefly comprises, entrance vestibule, snug/home office (could be used as fourth bedroom), elegant lounge with wood burning stove. A stunning open plan extended living/dining/breakfast kitchen with contemporary and a range of integrated appliances and bi-folding doors to the beautiful rear garden. In addition, there is a useful utility room. The first floor provides three good-sized bedrooms (all with impressive views) and a very attractive four-piece family bathroom. Gas central heating and PVC double-glazed windows are installed throughout along with attractive internal doors, neutral décor and complementing quality flooring. The rear garden is larger than average and is privately enclosed and has a number of seating areas that take advantage of the stunning views. Viewing is essential!

ACCOMMODATION

ENTRANCE VESTIBULE

'Roc' front door, vertical radiator, shelving, feature brick elevation, spotlighting to ceiling

SNUG/HOME OFFICE/ SITTING ROOM/ BEDROOM 4

14' 6" x 7' (4.42m x 2.13m) PVC double-glazed window, radiator, wood flooring, recessed shelving, spotlighting to ceiling

LOUNGE

15' 6" x 15' 2" (4.72m x 4.62m) PVC double-glazed window (views towards the playing fields), feature brick inset fireplace, wood mantle, wood burning stove, vertical radiator. meter cupboard, carpeted flooring, open tread staircase to first floor, feature shelving

FITTED DINING/LIVING/BREAKFAST KITCHEN

18' 7" x 13' 2" (5.66m x 4.01m) Fitted contemporary wall and floor units including drawers, stainless steel single drainer one and a half bowl in set sink unit with mixer tap, kitchen island with quartz worktop and black glass induction hob, built in 'Neff hide-and-slide' oven, built in 'Neff' oven, integrated dishwasher, integrated fridge-freezer, tiled splash-backs, 'Karndean' flooring, PVC double-glazed window, vaulted ceiling with three double-glazed roof windows, bi-folding double-doors (to beautiful rear garden)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
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 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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UTILITY ROOM

5' 7" x 5' 3" (1.7m x 1.6m) PVC double-glazed window, extractor, plumbed for automatic washing machine, space and power point for tumble dryer, wall mounted gas fired central heating boiler unit, 'Karndean' flooring

FIRST FLOOR

Landing, spindled balustrade, radiator



BEDROOM 1

14' x 8' 8" (4.27m x 2.64m) PVC double-glazed window (impressive views over the garden and moorland beyond), vaulted ceiling with two electrically operated remote and sensor controlled double-glazed roof windows, feature exposed natural stone elevation, radiator



BEDROOM 2

13' 1" x 7' 2" (3.99m x 2.18m) Measurements up to fitted wardrobes (four doors), PVC double-glazed window (impressive views over the playing fields and moorlands beyond), loft hatch (boarded loft space), radiator



BEDROOM 3

9' 3" x 9' 1" (2.82m x 2.77m) PVC double-glazed window (impressive views over the Blacksnape Playing Fields, Darwen Tower and Moorlands beyond), radiator, useful and generous size walk-in storage



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FOUR-PIECE FAMILY BATHROOM

Free standing bath with waterfall tap and shower attachment, large walk-in shower, vanity wash hand basin with storage and waterfall tap, wall mounted mirror with LED lighting, low level WC, vertical radiator, double-glazed electrically operated remote/sensor roof window, extractor, fully tiled elevations



OUTSIDE

Landscaped gardens to the rear comprising of lawn area, established plants and shrubs, various patio areas that take advantage of the 'all day sunshine' and the stunning views! The rear portion of the garden is on a 999 year lease at £146 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, and 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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