



## Hillside House, Baynes Street, Hoddlesden Village, Darwen BB3 3NH

**£250,000**

A development opportunity in the centre of this popular Hoddlesden Village to provide a four bedrooomed extended house. Plans are passed to provide a spacious family property which would briefly comprise a study, two lounges, dining kitchen, utility room and cloakroom on the ground floor. There are four bedrooms, en suite and family bathroom on the first floor. There is a large outside area to provide garden areas and vehicular access from Bayne Street with space to provide garage facilities.



## Baynes Street, Hoddlesden, Darwen

Located in the centre of the Village with local amenities including St. Pauls Primary School, the Village local shop, bus services to surrounding towns and along with the Ranken Arms and Hoddlesden Conservative Club. It is also convenient for all surrounding towns and the regions major road network.

From Darwen town centre leave on Bolton Road, turn left into Hardman Way, continue onto Sudell Road, bear right into Marsh House Lane proceed across the mini roundabout at the top into Hoddlesden Road, at the village centre turn left into Bayne Street and there is gated access to the sit on the right hand side.

**Full details of plans, planning permission and layouts are available in our office.**



### 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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