



PROCTORS

ESTATE AGENTS

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9 Pleasant View, Hoddlesden, Darwen

Offers In The Region Of £180,000

A charming stone built mid terraced cottage which is one of 7 in the row. It enjoys impressive open views to the front over the open countryside and is in a quiet cul de sac just off the village square. The current owners have lovingly restored the living accommodation. Briefly comprises: entrance vestibule, living room with impressive feature fireplace, a well-designed fully fitted dining kitchen with under stairs pantry with shelving and power and space for a tumble dryer, in addition the kitchen has a glass roof allowing lots of natural daylight over the sink and coffee station. The first floor has two double bedrooms and a spacious three-piece bathroom. Benefits from gas central heating (new system 2019), PVC double-glazed windows, electrical rewire (2019) and neutral decor throughout. Viewing is strongly recommended!



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LOCATION

From Darwen town centre 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, just after the village square, before the sharp bend in the road turn left into Pleasant View and the property is on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease at 66p p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit

LIVING ROOM

14' 1" x 13' 7" (4.29m x 4.14m) PVC double-glazed window, two radiators, wood mantel, brick inset, stone hearth, laminate flooring, meter cupboard

FITTED DINING KITCHEN

14' 1" x 11' 8" (4.29m x 3.56m) Fitted wall and floor units including drawers, induction hob, stainless steel extractor hood, built in double oven, tiled splash-backs, feature recessed ceiling with spotlighting, under stairs area/walk in pantry with shelving, power and space for a tumble dryer, PVC exterior door



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
66 pence P.A.
Band B
Blackburn with Darwen Borough Council
E

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.

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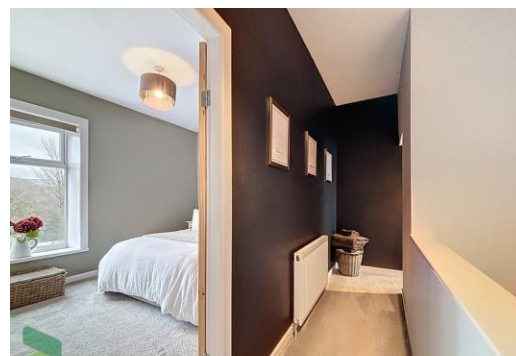
RECESSED FEATURE IN KITCHEN

8' 3" x 4' 7" (2.51m x 1.4m) Double-glazed roof, PVC double-glazed window, cupboard for automatic washing machine, stainless steel single drainer one and a half bowl sink unit with mixer tap, coffee station with shelving



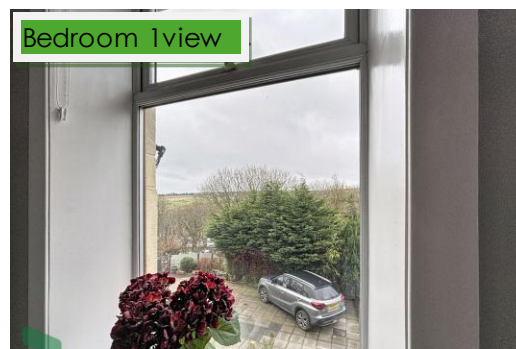
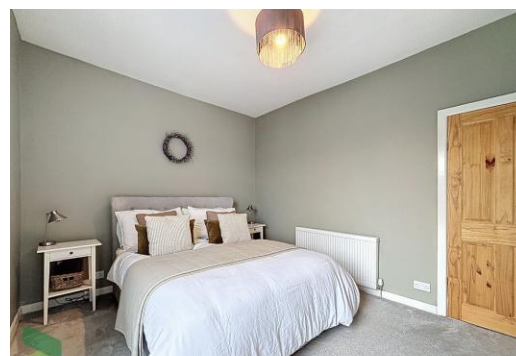
FIRST FLOOR

Landing, built in cupboard (houses gas fired central heating boiler unit), radiator, loft hatch



BEDROOM 1

14' 3" x 10' 1" (4.34m x 3.07m) PVC double-glazed window (pleasant outlooks), radiator



Bedroom 1 view



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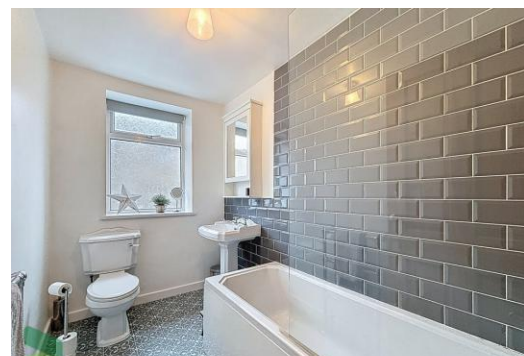
BEDROOM 2

11' 9" x 8' 4" (3.58m x 2.54m) PVC double-glazed window, radiator, feature wall panelling



BATHROOM

9' 2" x 5' 4" (2.79m x 1.63m) Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, PVC double-glazed window



OUTSIDE

Enclosed garden area to the front. To the rear there is a two-tiered enclosed yard with WC and store



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

Please note - Agents are required by law to conduct anti-money laundering checks on all those 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 issuing a memorandum of sale on the property you would like to buy.

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