







O'Er the Bridge, , Hoddlesden, Darwen, BB3 3NL

- Beautiful End Cottage
- Two Bedrooms
- Modern Kitchen
- Front, Side & Rear Gardens
- Village Location
- Reported To Be The Oldest House In Hoddlesden
- Two Shower Rooms
- Lounge & Snug Area
- Private Driveway
- No Chain

Offers Over £299,950

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Reported to be the oldest house in Hoddlesden, this lovely end cottage is a real rare gem.

The property comprises, entrance hall, front lounge with feature fire, dining kitchen, rear snug area with access to a utility room & shower room. To the first floor there is a bright landing with vaulted ceiling giving access to two double bedrooms and a three piece shower room. Externally the property comes with front, side & rear a garden space along with a private driveway.

Hoddlesden is a small village situated on the outskirts of Darwen. The village is set around a picturesque square with a couple of shops, local pub and well regarded primary school.

OUR THOUGHTS - 'Simply stunning - for anyone downsizing or looking for their first home this is just the dream'

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 £30 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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Entrance
6'10" x 6'6"

Lounge
15'4" x 15'1"

Kitchen
20'6" x 8'5"

Snug
7'8" x 7'6"

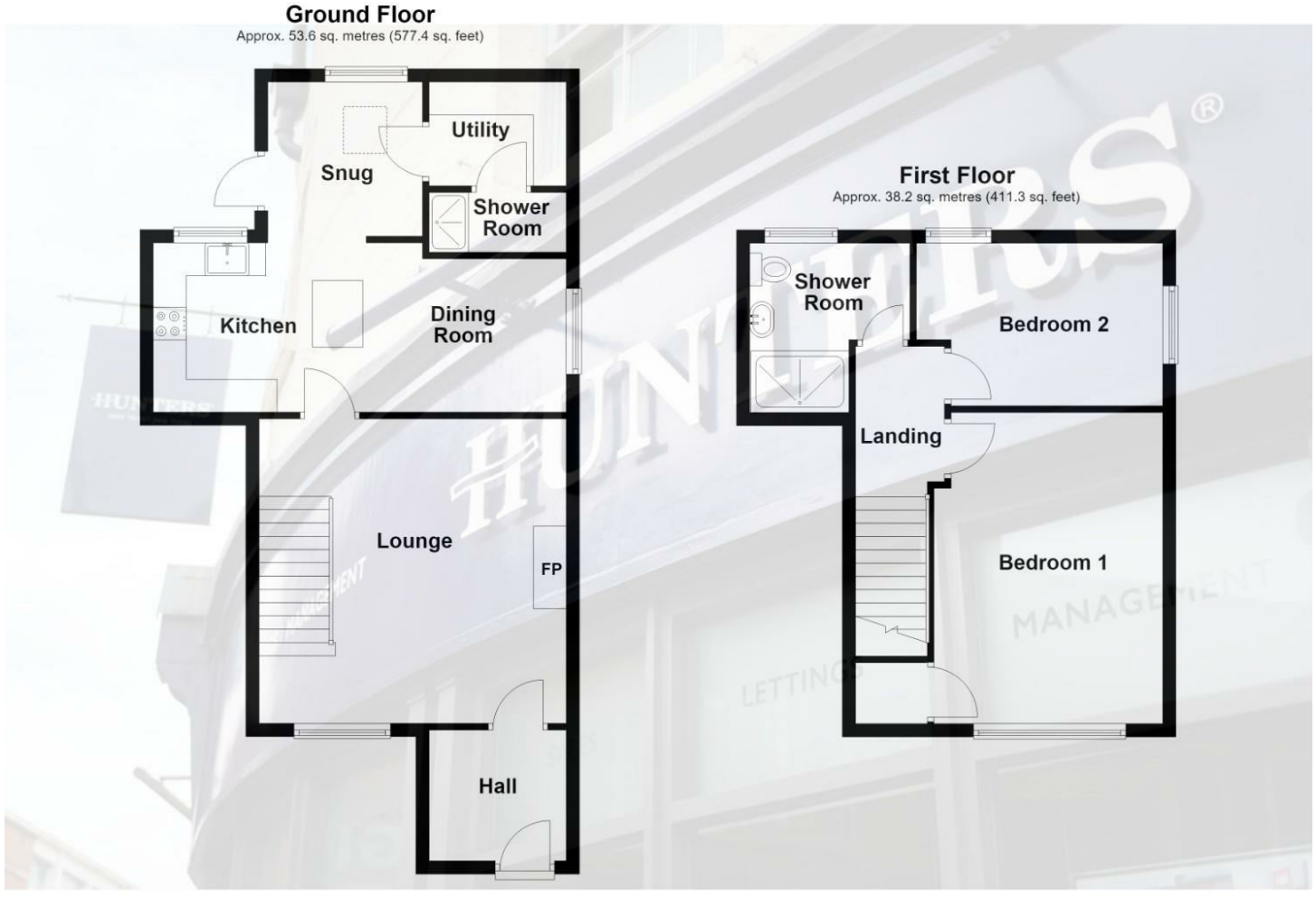
Utility
6'0" x 5'4"

Shower Room (Ground Floor)
6'10" x 3'1"

Bedroom One
14'11" x 11'6"

Bedroom Two
12'7" x 8'3"

Shower Room (First Floor)
8'4" x 6'7"



Total area: approx. 91.9 sq. metres (988.7 sq. feet)

Viewings

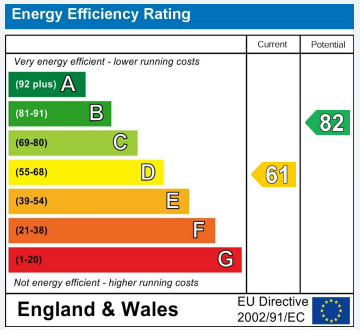
Please contact darwen@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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