



## 69 Blacksnape Road, Hoddlesden, Darwen

**Reduced to £200,000, Chain Free!**

A most impressive and delightfully situated stone built double-fronted cottage house. It is situated across from Blacksnape playing fields and rolling countryside, borders open fields to the rear yet is convenient for Darwen, Blackburn and Bolton. The property dates back circa 18th century and has many characteristic features that complement the stylish and immaculate living accommodation. Briefly comprises entrance hallway, elegant lounge with original feature fireplace and dual aspect windows, impressive fitted dining kitchen with bespoke high-end units, integrated appliances and granite worktops, first floor, main bedroom overlooking the playing fields and moorlands beyond, a spacious and impressive shower room and a second bedroom also with open aspects. Benefits include PVC double - glazed windows and gas central heating. Externally there is an enclosed court yard, two large and very useful outbuildings, a rear enclosed patio area with a viewing platform that takes advantage of the open fields. Viewing is essential to appreciate the hidden gems this cottage has to offer!



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## LOCATION

From Darwen town centre leave 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 and the cottage is on the left hand side.



## TENURE

To be advised



## ACCOMMODATION

### ENTRANCE

PVC front door, wood panelled elevations, slate tile effect flooring, doors to living room and kitchen



### LOUNGE

12' 6" x 11' 8" (4.62m x 4.57m) Two PVC double-glazed windows, fireplace with original stone mantle, stone inset, stone hearth, gas stove style fire, feature wood flooring, built in cupboard, radiator, beamed ceiling



### FITTED COTTAGE STYLE DINING KITCHEN

15' 2" x 15' (3.81m x 3.56m) Bespoke fitted wall and floor units including drawers, Villeroy and Boch butlers sink with mixer tap and waste disposal, granite worktops, integrated dishwasher, integrated fridge, plate rack, gas point for cooking range (included at the asking price), mural splash-back, integrated fridge, slate effect tiled floor, spindled balustrade staircase to first floor, PVC double-glazed window, PVC exterior door



## FIRST FLOOR

Landing, feature exposed original stone elevation

### BEDROOM 1

14' 9" x 12' 9" (4.5m x 3.89m) PVC double-glazed window (overlooks playing fields and moorlands beyond), original stone built chimney breast, stone hearth, fitted storage (houses gas fired central heating boiler unit), vaulted beamed ceiling, loft hatch, radiator



### SHOWER ROOM

Large shower enclosure, bidet, vanity wash hand basin with storage below, low level WC, heated towel rail, acrylic tile effect elevations, tile effect flooring, PVC double-glazed window

### BEDROOM 2

11' 8" x 7' 4" (3.56m x 2.24m) PVC double-glazed window (overlooks open fields and beyond), feature natural stone chimney breast, radiator, vaulted beamed ceiling,

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band C  
Blackburn with Darwen Borough Council  
TBC

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## OUTSIDE

Enclosed courtyard, wrought iron gate, the far end of the garden has a raised viewing platform, a patio and shed



## FIRST OUTBUILDING

13' 4" x 11' 3" (4.06m x 3.43m) Two PVC double-glazed windows, tiled floor, open through to;



## UTILITY AREA

11' 3" x 4' 6" (3.43m x 1.37m) Plumbed for automatic washing machine, space for tumble dryer, fitted worktops, single drainer sink unit

## SECOND OUTBUILDING

Previously used as dog kennel/grooming, water tap, tiled floor, metal kennel sections



## 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.



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