



# PROCTORS

ESTATE AGENTS

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## 65 Blacksnape Road, Hoddlesden, Darwen

**Offers Over £160,000**

This stone built double fronted cottage built circa 1800, is situated opposite Blacksnape playing fields in this sought after and popular semi-rural area within walking distance to Hoddlesden Village and moorland trails. In our opinion the cottage offers deceptively spacious accommodation and has original features throughout. Briefly comprises: entrance vestibule, lounge with feature stone built fireplace and beamed ceiling, a fitted dining kitchen with 'Esse' cooking range, first floor, three bedrooms and a three-piece bathroom with shower. Externally there is a pleasant garden to the rear that borders fields. Easy commuter routes to Bolton, Blackburn and motorway links M65. The vendor agrees that the accommodation is a little dated throughout and that this is reflected in the realistic asking price. Viewing recommend for purchasers looking to add their own personality.

### LOCATION





65 Blacksnape Road, Hoddlesden, Darwen

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 continue ahead and the cottage is on the left hand side.

TENURE

We are advised by the vendor that the property is Leasehold, 999 year lease, 64 pence p.a. Any prospective purchaser should seek clarification from their solicitor. In addition there is £114 p.a for part of the rear garden.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, glazed door through to;

LOUNGE

17' 3" x 12' 6" (5.26m x 3.81m) Two PVC double-glazed windows, feature natural stone fireplace, wood mantle, gas stove effect fire, stone hearth, beams to ceiling

FITTED DINING KITCHEN

14' 8" x 14' 2" (4.47m x 4.32m) Fitted wall and floor units including drawers, single drainer one and a half bowl sink unit, plumbed for automatic washing machine, 'Esse' gas cooking range (heats the radiators and water), PVC double-glazed window (overlooks the playing fields and moorlands beyond), PVC stable style back door, PVC double-glazed window, beams to ceiling, open tread staircase to first floor



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
Band C  
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.

## 65 Blacksnape Road, Hoddlesden, Darwen

### FIRST FLOOR

Landing, airing cupboard

### BEDROOM 1

14' 5" x 9' 2" (4.39m x 2.79m) PVC double-glazed window (overlooks playing fields and moorlands beyond), fitted wardrobes (4 doors), radiator, loft hatch

### BEDROOM 2

12' 4" x 9' 5" (3.76m x 2.87m) Measurements approximate. PVC double-glazed window (overlooks playing fields and moorlands beyond), radiator

### BEDROOM 3

8' 8" x 7' 6" (2.64m x 2.29m) PVC double-glazed window (views to the rear)

### BATHROOM

Panelled bath with shower and shower attachment over, pedestal wash hand basin, low level WC, radiator, PVC double-glazed window

### OUTSIDE

Enclosed garden to the rear (borders open fields) and metal shed



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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.

