



## Pleasant View

Darwen, BB3 3NF

**Offers around £175,000**



No chain! Tucked away in a secluded and leafy green corner of Huddlesden, with miles of rolling countryside, a lovely village community, and an Ofsted-rated outstanding school on its doorstep, this two-bedroom terraced property benefits from period features with high ceilings and very generous room sizes throughout. The accommodation includes a living room, kitchen-diner, two bedrooms and a large family bathroom. Externally there is a parking space to the front and walled gardens to the front and rear. With a pleasant green outlook to the front, its secluded position ensures a quiet and peaceful setting. The property also provides the opportunity for modernisation, and is particularly suitable for first time buyers, young couples, landlords, and those looking to downsize.



Living Space

Through the entrance porch which adds practicality and offers a handy spot for coats and shoes after strolls in the surrounding scenery, the home welcomes you into the front living room which gives the first impression of the extremely generous proportions. Its large size allows it to be multifunctional with ample space for both a lounge as well as a dining table if desired. A gas fire sits on the original chimney breast which adds to the traditional feel, and here you also enjoy the pleasant green outlook onto the neighbouring woodland at the front.

Stroll through to the back of the property and the kitchen-diner is equally impressive in its size, with a huge footprint that gives ample space for a dining table also. Alternatively, those with the appetite could install a central island with breakfast bar to create a desirable and contemporary social living space, highly practical for everyday life while also being fantastic for hosting family and friends. Due to its large size the kitchen offers heaps of storage space with shaker style cabinetry and a contrast worktop with sink, drainer and mixer tap. There's also a variety of freestanding appliances, including dishwasher, double oven with hob and extractor hood, and a fridge-freezer.

Bedrooms & Bathroom

Both bedrooms are good sized doubles, with the master at the front being especially large, benefitting from substantial fitted wardrobes and scenic views. The landing offers additional fitted storage space, and leads to the large, fully tiled family bathroom. Within the bathroom is a four-piece suite including walk-in shower, wash basin, bath, and WC. Owing to the spacious size of the bathroom, it offers scope to split into two and create an en-suite for the bedroom at the rear if required.

Outside Space & Location

As well as the outside space to the front and rear of the house, there's a superb variety of outdoor pursuits and scenic trails to be enjoyed within walking distance. Hoddlesden Village is a fantastic choice if you are looking for a semi-rural lifestyle with the benefit of having plentiful amenities nearby.

Hoddlesden St Pauls CE Primary school is in walking distance, adding to this property's appeal for young families. For those who commute, the national motorway network is easily accessible via the M65. With Blackburn and Darwen to the north and Bolton to the south, you are only a quick trip in the car from a massive variety of amenities and transport links.

The West Pennine Moors are on your doorstep, offering gorgeous scenery for walking, running, and cycling. Plus, the award-winning Moorview Equestrian Centre is just a few minutes in the car, which is more than handy if you require equestrian facilities! The Ranken Arms gastropub is within a couple minutes' on foot – a favourite amongst locals, ideal for refuelling after strolls in the surrounding countryside.

Specifics

The tax band is B  
The tenure is leasehold with a ground rent of £15.14s.1d per annum.  
The length of the lease is 999 years from April 1st 1862.  
There is gas central heating with a Baxi combi boiler located in the kitchen.  
The energy efficiency rating is 72/C which is considered good and higher than average.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

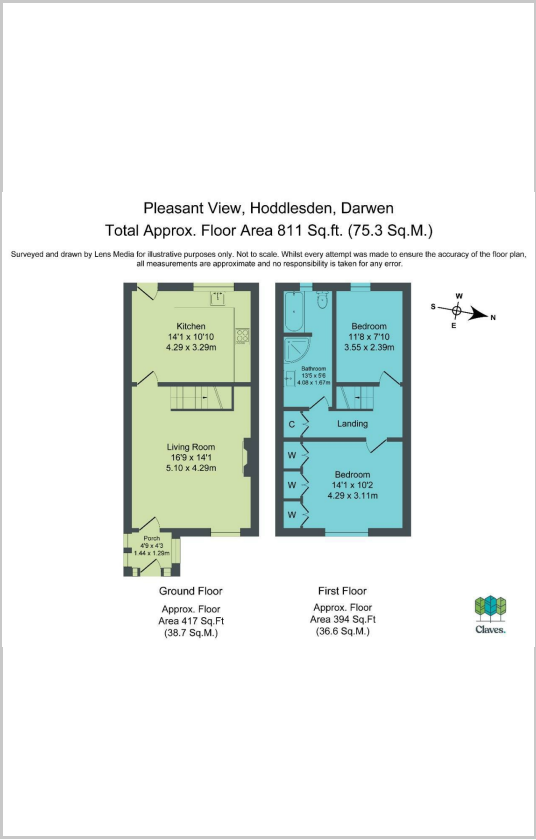
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Area Map



Floor Plans



Energy Efficiency Graph

