



## Hargreaves Street

Darwen, BB3 3NB

**Offers over £190,000**



Presented in fantastic condition with a tasteful blend of cottage character and contemporary style, this extended two-bedroom property is ready to move into, unpack, and enjoy. With gardens to both front and rear, it offers a delightful village lifestyle with Hoddlesden's amenities and open countryside right on the doorstep. The accommodation briefly comprises an entrance vestibule, front lounge, large open plan kitchen and dining area, two well-proportioned bedrooms, and a family bathroom.



## Living Space

Step inside and the cosy cottage feel is immediate. The entrance vestibule opens into the front lounge which frames leafy garden views, with a traditional chimney breast and log burner set within an original stone fireplace providing a wonderful focal point.

To the rear, the open plan kitchen and dining area continues the stylish blend of character and modern design. Period features such as the Shaws of Darwen Belfast sink and copper extractor hood are complemented by traditional cabinetry and feature tiled splashbacks. Integrated appliances include an electric oven and four-ring gas hob, with designated spaces for a washing machine, dishwasher, and fridge. The extension creates a larger than average kitchen-diner, enhanced at the rear by a vaulted ceiling and skylight window that floods the space with natural light. There is also ample room for a dining table and handy understairs storage.

## Bedrooms & Bathrooms

Upstairs, the theme of period charm meets modern comfort continues. The master bedroom spans the full width of the home and enjoys scenic garden views through two windows, with natural light pouring in and a fitted storage closet for convenience. The second bedroom to the rear is also a good size, perfectly suited as a guest bedroom or ideal home office.

The family bathroom sits between the bedrooms and showcases a smart modern design. Grey tiling is complemented by bold statement feature tiles and a wood-effect floor. The suite includes a large walk-in shower, WC, and basin with integral storage.

The loft is also boarded which provides handy extra storage space.

## Outside Space

Very generous for a cottage, this home boasts attractive gardens front and rear. The rear garden features an elevated landscaped patio with storage shed, enjoying afternoon and evening sun – perfect for relaxing or entertaining. At the front, the leafy cottage garden offers a central lawn with mature shrubs and small trees, providing a tranquil retreat for those who enjoy gardening. A gate at the end of the garden leads directly onto Hoddlesden's Millennium Green, a lovely open space ideal for dog walks and countryside strolls.

## Location

Set on the fringe of the West Pennine Moors, Hoddlesden combines the charm of village life with excellent connections to surrounding towns. Moorland walks and rolling countryside are on the doorstep, while Hoddlesden itself offers a village store, deli, and the highly regarded St Paul's CE Primary School, all within walking distance. Another local gem is the Ranken Arms - a well established and highly regarded gastropub which is only moments on foot.

Just a short drive away, Darwen provides supermarkets, leisure facilities, pubs, restaurants, and a train station with direct links to Manchester. Junction 4 of the M65 ensures easy motorway access, while the larger centres of Bolton and Blackburn offer an even wider range of shopping, dining, and amenities. Nearby Edgworth adds to the appeal with its country pubs, village shops, and community atmosphere.

## Key Details

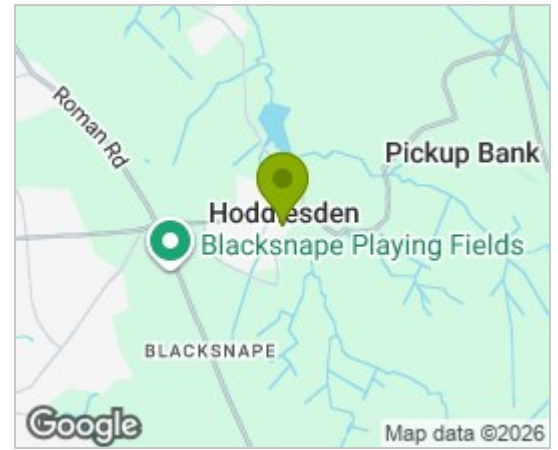
Tax band: B  
 Tenure: Freehold  
 Heating: Gas boiler and radiators  
 Boiler: Worcester

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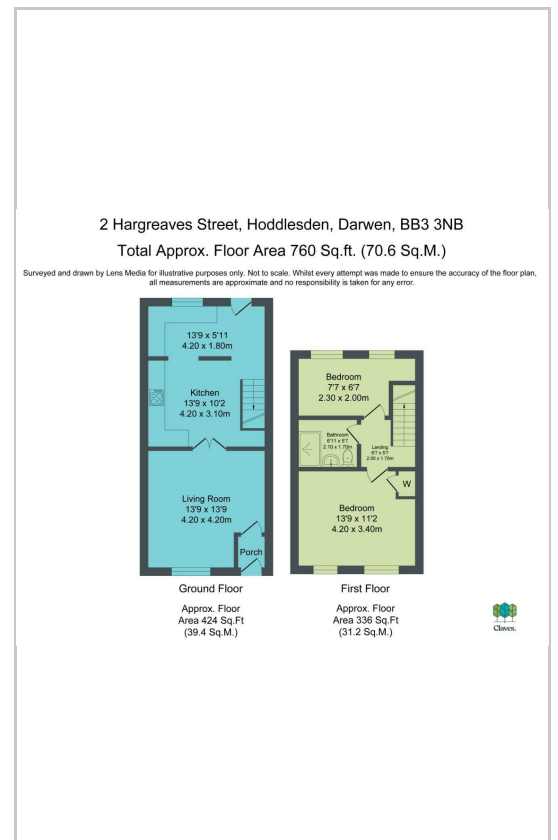
**Claves.**

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## Area Map



## Floor Plans



## Energy Efficiency Graph

