Claves.

Hargreaves Street

Darwen, BB3 3NB

£169,950

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With scenic views, easy access to the motorway, and in walking distance to an excellent primary school, this deceptively spacious terraced cottage with large garden in the village of Hoddlesden is an ideal home for young families and couples, BTL investors, and perhaps those looking to downsize who prefer a quieter, semi-rural lifestyle. The property brings with it the opportunity for cosmetic upgrades in places, making it a great choice for buyers who are looking to put their own stamp on their next home.

A brief overview includes an entrance vestibule and front lounge, kitchen, downstairs shower room, rear entrance hall, two bedrooms and an upstairs WC. Externally at the front of the property is a large garden and to the rear is a yard leading to the back street.

Living Space

As soon as you arrive outside this property you get that quiet and peaceful countryside feel, which continues as you head inside... The front lounge looks out onto the greenery of the garden and the mature trees surrounding it, and you can even catch a glimpse of the rolling hills in the distance when the trees are bare in winter. Within the front lounge is a traditional chimney breast and gas fire, with stone feature surrounds, and the entrance vestibule is a handy spot to keep shoes and coats tidy and out the way.

Through to the rear and the spacious kitchen includes a range of integrated appliances, comprising fridge, freezer, electric oven and four-plate hob with extractor, and a stainless-steel sink with drainer and chrome swan neck mixer tap. There's also an allocated spot with plumbing for the washer/dryer, and ample space for a breakfast table/small dining table too.

Similar to the entrance vestibule at the front, off the kitchen at the rear is a hall with external access to the back yard, providing more handy space for miscellaneous bits and bobs, as well as keeping muddy boots and wet paws after strolls in the surrounding countryside.

Bedrooms & Bathrooms

The main bathroom in the property is on the ground floor, with a tiled floor and walls, and a three-piece suite including walk-in shower, wash basin and WC. There's an additional WC and wash basin upstairs, situated at the rear.

Spanning the full width of the property at the front is the master bedroom, which is a spacious double that benefits from more of those scenic rural views, plus plenty of room for a comprehensive range of fitted furniture, including wardrobes, drawers and a dressing table. The second bedroom sits at the rear, which if not being used as a bedroom for the little one, is well-suited for use as a home office.

Outside Space

Quite rare for a terraced cottage, this property boasts a substantial garden to the front, with a spacious lawn bordered by mature shrubbery and small trees, and owing to its semi-rural position, it's incredibly peaceful and quiet. To the rear of the property the private yard offers another spot to enjoy the summer weather, while adding practicality for external storage.

Location

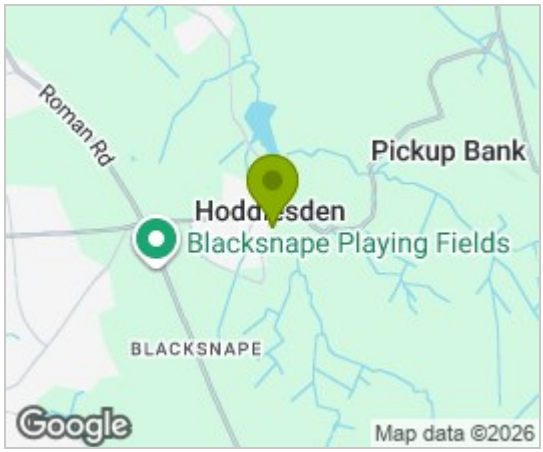
On the fringe of the West Pennines with easy access to Darwen's amenities and transport links, this sought-after spot has moorland walks and endless countryside on your doorstep. The well regarded Hoddlesden St Pauls CE Primary School is also within walking distance, making it an ideal location for young families and couples planning for the future.

Darwen offers a wider variety of schools, leisure facilities, supermarkets, restaurants and pubs, as well as the train station and motorway access via junction 4 of the M65. The larger towns of Bolton and Blackburn offer an even wider variety of amenities. Hoddlesden also benefits from a village store and deli, and the nearby village of Edgworth has several country pubs and village shops.

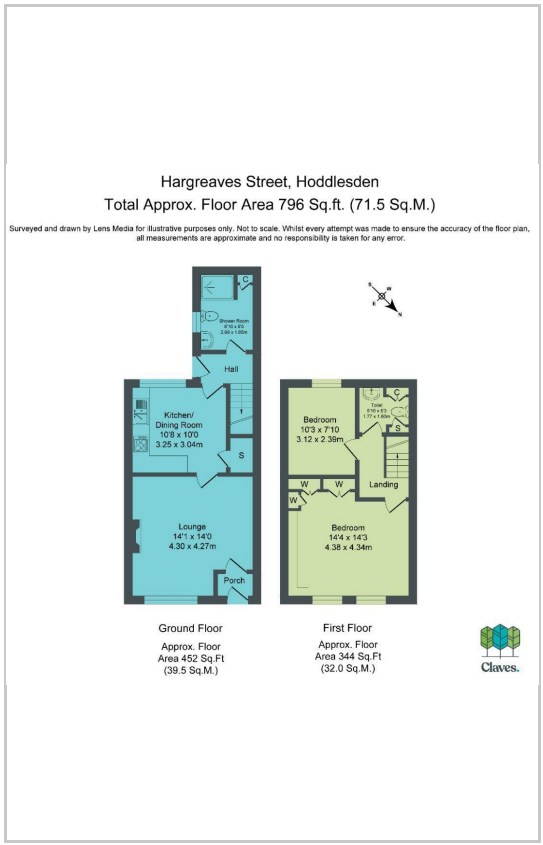
Specifics

The tax band is B.
The tenure is freehold.
There is gas central heating with an Alpha boiler which we are advised was installed as new in late 2023.

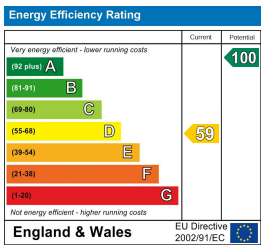
Area Map

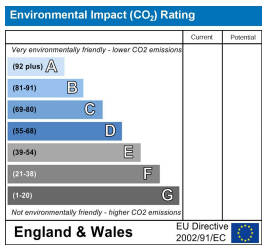


Floor Plans



Energy Efficiency Graph





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