



Hoddlesden Road

Darwen, BB3 3LR

Offers around £240,000



Positioned on an elevated plot with scenic views to the front and rear, this detached three-bedroom property in Hoddlesden benefits from a semi-rural lifestyle while having a wide range of amenities within a short drive, and the village amenities within walking distance. The property requires modernisation throughout and provides an excellent opportunity for somebody wanting to create their new home exactly as they wish! A quick overview of the accommodation includes a central hallway, large lounge-diner, kitchen, family bathroom, three bedrooms, an additional WC, and an attached garage.



The Living Space

The lounge-diner is situated at the front, spanning the full width of the home affording a great size. The kitchen is situated along the side of the home and is also a good size, again offering an opportunity for cosmetic upgrade, and perhaps reconfiguration like other similar properties in the area? Owing to its lovely private back garden, the kitchen could be reconfigured to be positioned at the rear of the home with open plan living and bifold doors opening onto the garden! Either way, there's heaps of potential to create a stylish modern home for those who have the appetite to buy a property like this.

The Bedrooms & Bathroom

The current configuration has the family bathroom downstairs to the rear, with a spacious footprint and four-piece suite. The third bedroom is currently positioned to the rear, with glass sliding doors onto the garden, and would alternatively make an ideal office or study if you work from home.

Upstairs are two good sized double bedrooms which take full advantage of the lovely views to front and rear, while providing a good amount of storage space via the eaves. And between the bedrooms is a handy WC with wash basin.

The Outside Space

In addition to the front tandem drive and garden, there's a well-proportioned garden to the rear too - not too big that it's difficult to keep on top of, while still allowing plenty of space to enjoy time outside on summer days, and scope for relandscaping too.

The Location

This location is perfect if you are looking for a semi-rural village lifestyle with the added benefit of plentiful amenities just a short drive away... Situated in Hoddlesden village, with Blackburn and Darwen to the north and the village of Edgworth and Bolton town to the south, you are only a quick trip in the car from everything you will ever need! And the West Pennine Moors are on your doorstep, providing miles of gorgeous countryside for walking, running, cycling, and more.

The Specifics

The tax band is C.

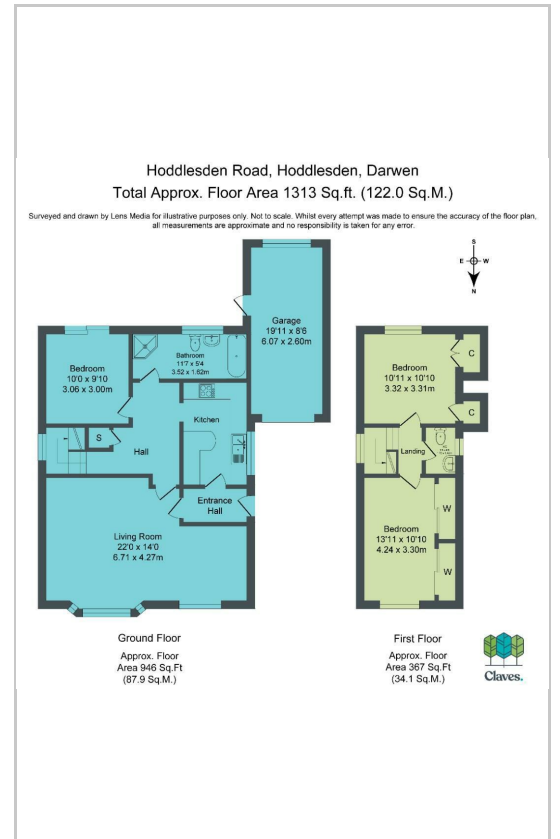
The tenure is freehold.

The energy efficiency is rated 70 (C) which is considered good.

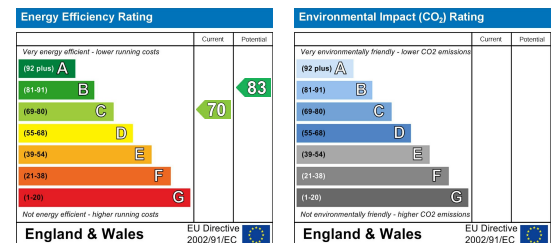
Area Map



Floor Plans



Energy Efficiency Graph



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