



The
Auction
Group

Lyndon Avenue, Great Harwood, BB6 7TP

Auction Guide £165,000



The
Auction
Group



The
Auction
Group

Lyndon Avenue, Great Harwood, BB6 7TP

Auction Guide £165,000



Ground Floor

Entrance Porch

6'3 x 3'1 (1.91m x 0.94m)

UPVC double glazed front door, UPVC double glazed windows, terracotta tiled flooring and single glazed door and window to hall.

Hall

9'11 x 7'11 (3.02m x 2.41m)

Central heating radiator, fitted storage, doors leading to two reception rooms and stairs to first floor.

Reception Room One

18'8 x 11'1 (5.69m x 3.38m)

Two UPVC double glazed windows, central heating radiator, and living flame gas fire with stone and tiled surround.

Reception Room Two

9'10 x 9'0 (3.00m x 2.74m)

Central heating radiator, radiant fire, doors to understairs storage, pantry, garage and open to kitchen.

Kitchen

11'6 x 7'11 (3.51m x 2.41m)

Two hardwood double glazed windows, range of wall and base units with laminate work surfaces, freestanding oven with four ring electric hob, stainless steel sink and double drainer with mixer tap and wood effect flooring.

Garage

21'8 x 9'2 (6.60m x 2.79m)

Hardwood single glazed window, bi-folding door to rear and up and over garage door.

First Floor

Landing

Hardwood single glazed window, smoke detector, doors leading to three bedrooms, bathroom and WC.

Bedroom One

12'4 x 11'10 (3.76m x 3.61m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'10 x 9'6 (3.61m x 2.90m)

Hardwood single glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'11 x 7'0 (3.02m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

8'4 x 5'5 (2.54m x 1.65m)

Hardwood single glazed window, vanity top wash basin with mixer tap, bidet, panel bath with mixer tap, rinse head and overhead electric feed shower and airing cupboard.

WC

5'3 x 3'2 (1.60m x 0.97m)

Hardwood double glazed frosted window, dual flush WC, dado rail. partially tiled elevations and vinyl flooring.

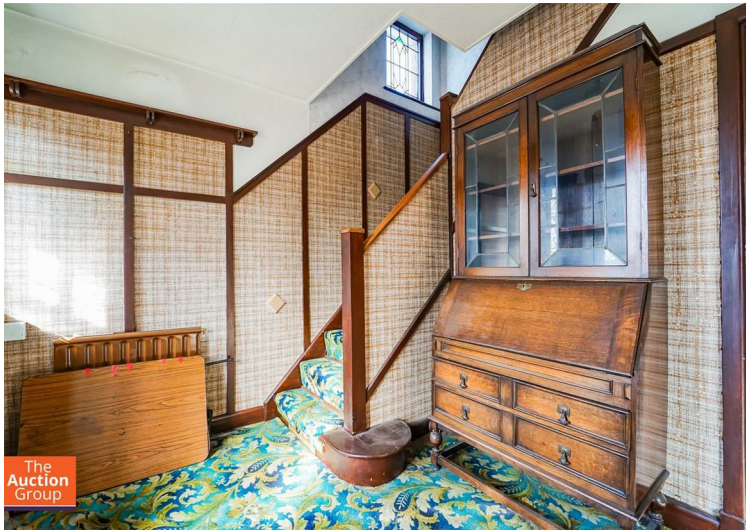
External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubbery and access to outbuilding.

Front

Paving, stone chippings, bedding areas, off road parking and access to garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.