

9 MORTIMER AVENUE
GREAT HARWOOD
BB6 7FF

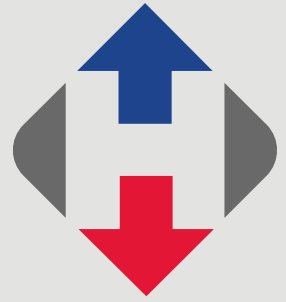
£279,950



- Spacious 3-storey detached house
- 4 double bedrooms & 2 bathrooms
- Driveway & detached garage
- Lounge with bay window
- Dining kitchen with French doors
- Landscaped easy maintenance garden
- Popular modern housing development
- 115m² (1,238 sq ft) approx.

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An attractive modern detached house built in 2019 which has flexible accommodation arranged across three floors with four double bedrooms and two bathrooms. The house is situated on a popular new development off Harwood Lane providing easy access to Great Harwood and Whalley. The house has a central entrance hall with attractive wood panelled walls and return staircase, 2-piece cloakroom, lounge with bay window and kitchen with a range of appliances and French doors opening onto the garden. The hallway, cloakroom and lounge have high quality Karndean flooring. On the first floor there are two double bedrooms with master en-suite shower room and house bathroom. On the top floor are two more double bedrooms.



Externally the house is sat on a corner plot with a landscaped easy maintenance garden with composite decked patio and artificial lawn. There is a driveway for two cars and a detached single garage with power. This house is only five years old and comes with the benefit of the rest of the 10-year new home guarantee.

LOCATION: Travelling into Great Harwood from the Whalley direction turn right at the petrol station into Harwood Lane and then turn second left into Mortimer Avenue. Number 9 is on the corner on the left-hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: With wood panelled walls to dado height, return staircase off to first floor with understairs storage cupboard and Karndean flooring.

CLOAKROOM: 2-piece white suite comprising low-suite w.c. with push button flush and corner wall-hung hand washbasin with mixer tap, tiled splashback and Karndean flooring.

LOUNGE: 2.9m x 4.8m (9'8" x 15'10"); an attractive lounge with bay window to side and window to front elevation, television point and Karndean flooring.

DINING KITCHEN: 3.0m x 4.8m (9'9" x 15'8"); with a fitted range of white gloss wall and base

units with complementary laminate work surface, one bowl stainless steel sink unit with mixer tap, integrated Bosch electric fan oven, stainless steel 4-ring gas hob with extractor over, plumbed for a washing machine and dishwasher, combination boiler concealed inside kitchen wall cupboard, space for dining table and chairs, glazed PVC French doors opening onto rear garden and Karndean flooring.

FIRST FLOOR:

LANDING: With return staircase off to second floor.

BEDROOM ONE: 3.0m x 3.4m (9'10" x 11'1"); with television point.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low-suite w.c., pedestal wash handbasin with chrome mixer tap and shower enclosure with thermostatic shower, part-tiled walls and extractor.





BEDROOM TWO: 3.0m x 4.8m (10'0" x 15'10"); with windows to side and front elevation.

BATHROOM: 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin and panelled bath with chrome shower tap fitment and glass shower screen.

SECOND FLOOR:

LANDING: With large storage cupboard.

BEDROOM THREE: 3.0m x 3.4m (9'10" x 11'1"); with windows to side and front elevation and eaves storage cupboard.

BEDROOM FOUR: 2.9m x 3.5m (9'7" x 11'4"); with dormer window to front elevation and eaves storage cupboard.

OUTSIDE: The property is situated on a corner plot with small forecourt gardens to the front and side. There is an enclosed rear garden which has been landscaped for easy maintenance with stone paved patio, artificial lawn, modern composite decked patio and timber boundary fence. There is a driveway for 2 cars leading to a SINGLE



DETACHED GARAGE with up-and-over door, power and light.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

ESTATE CHARGE: Once the builders have completed the site, there will be an annual estate charge which is expected to be approximately £150 per year.

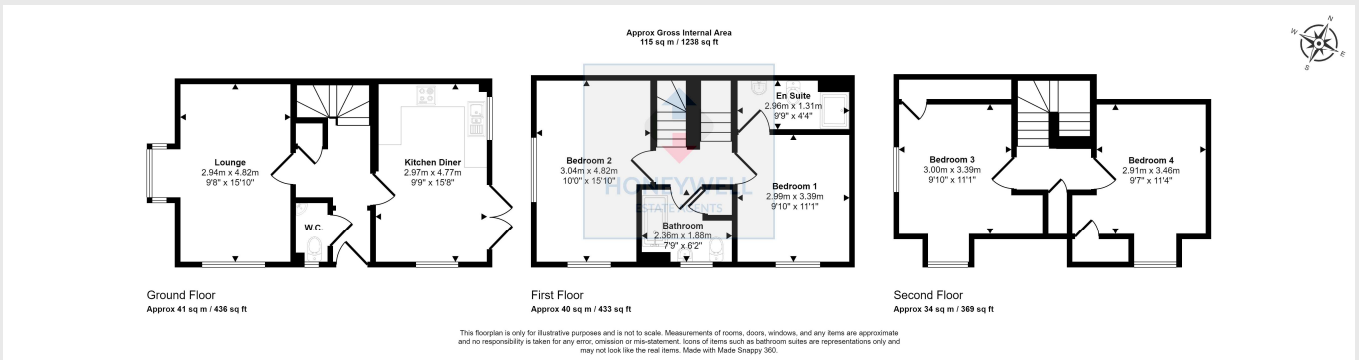
COUNCIL TAX BAND D.

EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.

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