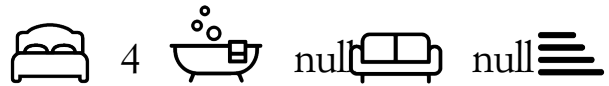




# 41 Lowerfold Road

Great Harwood, Blackburn, BB6 7NS

Asking Price £299,950



What a Gem of a location, situated in the highly sought after area of Lowerfold, Great Harwood facing the Lowerfold Park, we are delighted to bring to the market this Extended Four Bedroom Mature Semi-Detached Home which has recently been refurbished including a two storey extension, making this perfect for a family with the advantage of larger than average living space. The layout comprises of Reception Hallway, Two Piece Cloakroom, Lounge with bay window and double doors leading into the Expanded Dining Kitchen/Family Room. First Floor, Landing, Four Bedrooms, three which are double rooms and Three Piece White Bathroom Suite. New Kitchen and Bathroom suite are included in the modernisation, a property which is essential for viewing. Warmed by Gas Central Heating and uPVC Double Glazing. Imposing elevation position with mature shrubs, paved side access to the good size garden area with paved patios. NO CHAIN!!



## Entrance

### Reception Hallway

Main Entrance Door. Laminate Floor. Staircase to the First Floor. Understairs Storage with UPVC Double Glazed Window.

### Cloakroom

Two Piece Suite comprising of Wash Basin and WC. Valliant Boiler. Extractor Fan. Laminate Floor.

### Lounge 18'57 x 14'52 (5.49m x 4.27m)

UPVC Double Glazed Bay Window and Central Heating Radiator. Double Doors Leading into the Extended Dining Kitchen.

### Extended Dining Kitchen 22'78 x 15'54 (6.71m x 4.57m)

Two UPVC Double Glazed Windows and Two Central Heating Radiators. UPVC Door to the Rear Garden. Fully Fitted Modern Light and Dark Grey Handleless Kitchen with Siemens 5 Ring Stainless Steel Hob, Electric Oven and Caple Extractor Hood. Stainless Steel Sink. Breakfast Bar. Polished Tile Floor.

### Landing

UPVC Double Glazed Window to the Side Elevation.

### Bedroom One 12'54 x 13'64 (3.66m x 3.96m)

UPVC Double Glazed Window and Central Heating Radiator.

### Bedroom Two 10'97 x 11'97 (3.05m x 3.35m)

UPVC Double Glazed Window and Central Heating Radiator.

### Bedroom Three 15'7 x 9'9 12'97 x 6'27 (4.75m x 2.97m 3.66m x 1.83m)

UPVC Double Glazed Window and Central Heating Radiator.

### Bedroom Four 8'11 x 5'74 (2.72m x 1.52m)

UPVC Double Glazed Window and Central Heating Radiator.

### Bathroom

UPVC Double Glazed Window and Ladder Style Central Heating Radiator. Fully Tiled Walls. Three Piece Suite comprising of Panelled Bath with Shower Mixer Tap, Wash Basin and WC.

## External

### Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

### Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

### Disclaimer 3

Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

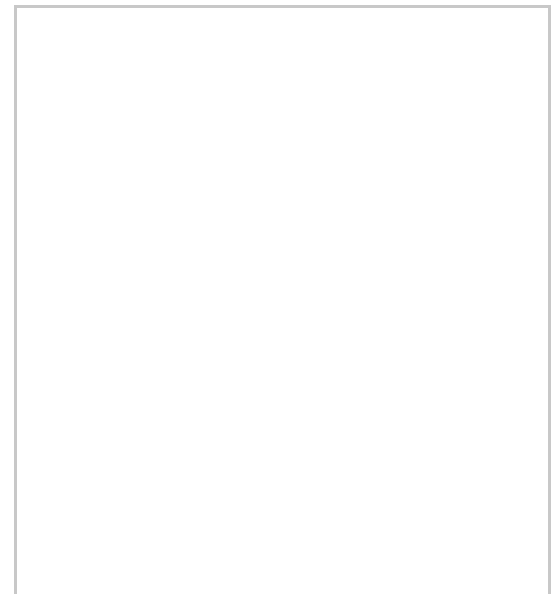
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## Area Map



## Floor Plans



## Energy Efficiency Graph

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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