



30 Mortimer Avenue, Great Harwood, Lancs, BB6 7FG
£274,995

PROPERTY
PERSPECTIVE

The Property Perspective

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We are delighted to offer this stunning, 4 bedroom, detached property with upgraded kitchen and carpet/vinyl flooring package. Designed with family in mind, this beautiful home is the perfect blend of both space and modern living. The dual aspect lounge is great for relaxing and unwinding after a long day whilst the stylish kitchen is ideal for practicing those culinary skills. It also boasts 4 double bedrooms, the main having an en suite, making it ideal for growing families or having guests over.

Lyndon Park is an exclusive development in the historic town of Great Harwood, which is nestled in the Hyndburn district of Lancashire. Located 5 miles north east of Blackburn and adjacent to the beautiful Ribble Valley, Great Harwood is part of the "Three Towns" conurbation along with Clayton-le-Moors and Rishton. Living here you'll benefit from great commuter links with it's accessibility to the M65 and surrounding roads and high regarded schools are within easy reach. Don't miss out on the chance to make this wonderful house your new home!

Freehold
EPC rating B
Council Tax TBC
Management fee £153.00 PA
2-year fixtures and fittings warranty
10-year structural warranty (first 2 years with Keepmoat, further 8 years with NHBC)

GROUND FLOOR

HALL

Welcoming entrance leading to

KITCHEN 9'6" x 15'10" (2.921 x 4.847)

Upgraded, stylish kitchen including ceramic hob and stainless steel chimney hood. French doors lead to the spacious garden, great for entertaining.

WC 3'4" x 5'9" (1.04 x 1.77)

Contemporary WC containing white sanitary ware plus tiling.

LOUNGE 12'2" x 15'10" (3.711 x 4.847)

Bright, light, dual aspect lounge. The perfect place to relax and enjoy some down time.

FIRST FLOOR

LANDING

Leading to

MASTER BEDROOM 9'8"x 11'3" (2.96x 3.43)

Beautiful master bedroom leading to

EN SUITE 9'8" x 4'3" (2.96 x 1.31)

Contemporary en suite with white sanitary ware plus tiling.

BATHROOM 7'11" x 6'4" (2.42 x 1.94)

Contemporary family bathroom with white sanitary ware plus tiling.

BEDROOM 2 10'1" x 15'10" (3.08 x 4.84)

An impressive dual aspect double bedroom.

SECOND FLOOR

LANDING

Leading to

BEDROOM 3 11'8" x 13'6" (3.56 x 4.12)

An impressive double bedroom.

BEDROOM 4 12'3" x 13'6" (3.74 x 4.12)

An impressive double bedroom.

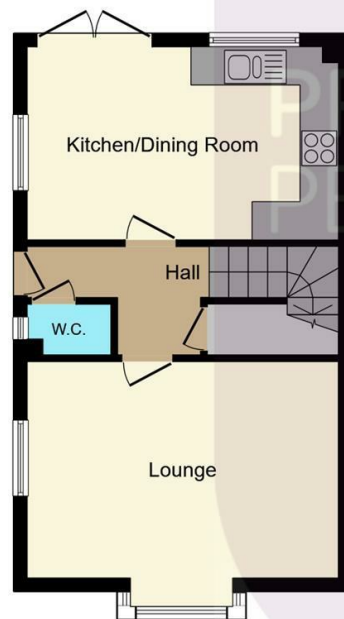
EXTERNAL

Spacious garden

2 car parking spaces

*Any incentives are subject to builders terms, conditions and price differentials

*** From Developers standard range and pricing.



Ground Floor



First Floor



Second Floor