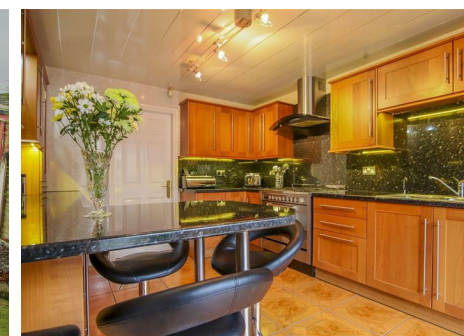




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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			
		76	81

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.

Edge End Lane, Great Harwood, BB6 7QD

Offers Over £370,000

AN OUTSTANDING, SIX BEDROOMED DWELLING WITH SPACIOUS ACCOMMODATION OVER THREE STOREYS AND AN IMPRESSIVE LANDSCAPED GARDEN. Situated in the most sought after area of Great Harwood; close to local amenities, popular schools and transportation links to Accrington, Blackburn and Burnley, stands this impressive six bedroomed, detached property. With enviable internal accommodation and spectacular gardens, the property is a credit to its current occupants and would perfectly suit a growing family looking to up size. With quality fixtures and fittings throughout, alongside modern features such as a 'ring' doorbell, security alarm and under floor heating, the property comprises briefly;

A welcoming entrance hallway housing a staircase to the first floor and providing access to a sizeable double reception room and a fitted kitchen diner. The reception room is bright and spacious and has a divided dining area, feature fireplace and bifolding doors to the rear. The kitchen is fitted with a range of quality units and includes a number of integrated appliances as well as a breakfast bar, bifolding doors and allows through access to a utility room which in turn leads to a bar and storage area which was originally the garage. To the first floor, this beautiful home boasts a substantial landing space housing a staircase to the second floor and doors leading to four double bedrooms and a house bathroom suite. The largest bedroom is located at the front and enjoys an en-suite facility and a walk in wardrobe. To the second floor, you will find two further double bedrooms and a WC.

Externally, to the rear of the property, you will find an immaculate, landscaped garden with artificial lawn, composite decking, a carp pond with meandering stream, a shed for storage, LED, WIFI controlled outdoor lighting and a number of water features including a superb 'bubble wall'. The front allows off road parking for two cars and a further garden with central water feature. Call our sales team today

Edge End Lane, Great Harwood, BB6 7QD

Offers Over £370,000



- Impressive Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: C
- Six Bedrooms
- En Suite & Walk In Wardrobe To Main Bedroom
- Freehold
- Fitted Kitchen
- Extensive Landscaped Garden
- Council Tax Band E

Ground Floor

Entrance

Composite double glazed door to the hall.

Hall

17' x 8'1 (5.18m x 2.46m)

Stairs to the first floor, dado rail, coving to the ceiling, three feature lights, under-stairs storage, central heating radiator, door to the kitchen and single glazed double doors leading to reception room one.

Reception Room One

33'7 x 15'1 (10.24m x 4.60m)

UPVC double glazed bay window to the front elevation, two central heating radiators, television point, coving to the ceiling, dado rail, modern living flame gas fire with a marble surround and base, elevated dining area with granite tiled flooring and under-floor heating in the dining area, and bi-folding rear entrance doors.

Kitchen

13'8 x 10'6 (4.17m x 3.20m)

UPVC double glazed bi-folding doors leading to the rear, a range of wood effect panelled wall and base units, granite effect work surfaces and upstands, one and half stainless steel sink, drainer and mixer tap, a Range cooker, extractor hood, integrated dishwasher, under-unit lighting, integrated fridge, breakfast bar, PVC panelled ceiling, tiled flooring, under-floor heating and a door to the utility.

Utility

13'11 x 5'11 (4.24m x 1.80m)

UPVC double glazed window, a range of wood effect panelled wall and base units, granite effect surfaces, fully-tiled elevations, plumbing for a washing machine, space for a tumble dryer, a Worcester Bosch combination boiler, tiled flooring and a door to the bar.

Bar

11' x 9'7 (3.35m x 2.92m)

Wood effect flooring, under-floor heating, fitted shelves and a door leads to a garage storage space.

Garage Storage Space

9'4 x 6'3 (2.84m x 1.91m)

Remote controlled roller shutter door (New as of 2020.

First Floor

Landing

16'10 x 13'3 (5.13m x 4.04m)

Coving to the ceiling, smoke alarm, stairs to the second floor, dado rail and doors leading to the bathroom and to four bedrooms.

Bedroom One

15'1 x 14'1 (4.60m x 4.29m)

UPVC double glazed window, central heating radiator, television point, wood effect flooring, under-floor heating, double doors leading to a walk-in-wardrobe and a door to the en-suite.

En-Suite

7'9 x 4'10 (2.36m x 1.47m)

UPVC double glazed window, chrome heated towel rail, corner jet shower with steam jets, twin flush WC, pedestal wash basin, PVC panelled elevations, spotlights and under-floor heating.

Walk-In-Wardrobe

11'7 x 3'5 (3.53m x 1.04m)

Rails and lighting.

Bedroom Two

15'1 x 12'4 (4.60m x 3.76m)

UPVC double glazed window, central heating radiator, coving to the ceiling, a dado rail and two double wardrobes and two double five drawer chests - these are being left in the property.

Bedroom Three

17'10 x 8'10 (5.44m x 2.69m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bedroom Four

13'7 x 9' (4.14m x 2.74m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bathroom

9'7 x 8'5 (2.92m x 2.57m)

UPVC double glazed frosted window, chrome heated towel rail, a panelled corner bath with chrome telephone taps, low basin WC, pedestal wash basin, full PVC panelled elevations and ceiling with spotlights, tiled flooring and under-floor heating.

Second Floor

Landing

7'9 x 7'1 (2.36m x 2.16m)

Eaves access and doors leading to the WC and to two bedrooms.

Bedroom Five

15'1 x 13' (4.60m x 3.96m)

Velux window, eaves access, television point and a central heating radiator.

Bedroom Six

13'3 x 8'11 (4.04m x 2.72m)

Velux window, eaves access, television point and a central heating radiator.

WC

5'4 x 4'9 (1.63m x 1.45m)

Low basin WC, pedestal wash basin, part-wood clad elevations and wood effect flooring.

External

Front

Garden with planted areas, a water feature, WIFI controlled LED lighting and a driveway providing off-road parking.

Rear

A tiered landscaped garden with composite decking areas, under-decking storage, artificial lawn, a pond with a meandering stream, a water feature, a bubble wall, LED lighting (all are WIFI controlled), high firs creating privacy, pebbled borders, planted pots, LED lighting and a roller blind sun canopy that comes off the dining area of reception room one.

Agents Notes

The property has a Ring doorbell, security cameras and is fully alarmed.

