



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		71	78
(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.

Cliffe Lane, Great Harwood, BB6 7PG

Offers Over £385,000

****NO CHAIN DELAY** A STYLISH AND MODERN FOUR-BEDROOM FAMILY HOME.**

Nestled in the heart of a highly popular, family-friendly area of Great Harwood, this impressive, four-bedroom semi-detached family home is being welcomed to the property market. Ideally suited for a growing family looking for their dream family home finished with contemporary and neutral decor throughout and fitted with modern fixtures and fittings, the property is ready to move straight into! The property is well located for accessing local amenities, schools and is handy for accessing the neighbouring towns of Blackburn, Clitheroe and Accrington.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, a spacious living room, and a stunning open plan kitchen/diner. The kitchen/diner has open access to the back hall and doors into a gorgeous family room. The back hall has doors leading to the rear garden and the utility room. To the first floor is a landing with doors leading to three bedrooms, a four-piece family bathroom suite, and stairs to the second floor. To the second floor is another well proportioned bedroom. Externally the property boasts off-road parking for two vehicles to the front and a low maintenance, enclosed rear garden with artificial turfing, paving and doors leading to a storage room, boot room, WC and an impressive bar.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Cliffe Lane, Great Harwood, BB6 7PG

Offers Over £385,000



- Beautifully Presented Semi Detached Property
- Contemporary Open Plan Dining Kitchen
- Off Road Parking
- EPC Rating: E
- Four Bedrooms
- Modern Four Piece Bathroom
- Freehold
- Set Over Three Floors
- Enclosed Rear Garden With Numerous Outbuildings & Bar
- Council Tax Band D

Ground Floor

Entrance Hallway

17'3 x 7'3 (5.26m x 2.21m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, spotlights, tiled flooring, stairs to the first floor and doors to reception room, dining kitchen and WC.

Reception Room

14'1 x 13'10 (4.29m x 4.22m)

UPVC double glazed bay window, central heating radiator, spotlights, cast iron multifuel burning stove with granite hearth, television point and tiled flooring with underfloor heating.

WC

4' x 2'7 (1.22m x 0.79m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, tiled flooring and understairs storage.

Dining Kitchen

23'7 x 14' (7.19m x 4.27m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite surfaces, island and breakfast bar, double oven in a high rise unit, five ring induction hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, integrated dishwasher, fridge and freezer, spotlights, tiled flooring with underfloor heating, UPVC double glazed French doors to the family room and open to the back hall which has doors to the rear and the utility.

Family Room

15'6 x 10'11 (4.72m x 3.33m)

Two Velux windows, two UPVC double glazed windows, central heating radiator, spotlights, television point, tiled flooring with underfloor heating and bi-folding doors to the rear.

Utility Room

5'1 x 4'9 (1.55m x 1.45m)

UPVC double glazed window, boiler, plumbing for washing machine, space for dryer, tiled flooring and extractor fan.

First Floor

Landing

UPVC double glazed frosted window, spotlights, door to stairs to the second floor and doors to three bedrooms and bathroom.

Bedroom One

13'11 x 13' (4.24m x 3.96m)

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

Bedroom Three

12'5 x 9'11 (3.78m x 3.02m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, understairs storage and wood effect flooring.

Bedroom Four

8' x 7'2 (2.44m x 2.18m)

UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

Bathroom

9'2 x 8'5 (2.79m x 2.57m)

UPVC double glazed window, central heating radiator, central heating towel rail, dual flush WC, wall mounted wash basin, double bath, corner direct feed shower unit, extractor fan, spotlights, tiled elevations and tiled flooring.

Second Floor

Bedroom Two

19'7 x 12'7 (5.97m x 3.84m)

Velux window, UPVC double glazed window, central heating radiator, spotlights and fitted storage.

External

Front

Driveway providing off road parking.

Rear

Enclosed artificial lawn garden with patio and access to a WC, storage room, boot room and bar.

Boot Room

9'1 x 5'7 (2.77m x 1.70m)

Stainless steel sink with drainer and mixer tap, tiled flooring.

WC

5'7 x 2'11 (1.70m x 0.89m)

Low basin WC and tiled flooring.

Bar

20'6 x 13'9 (6.25m x 4.19m)

