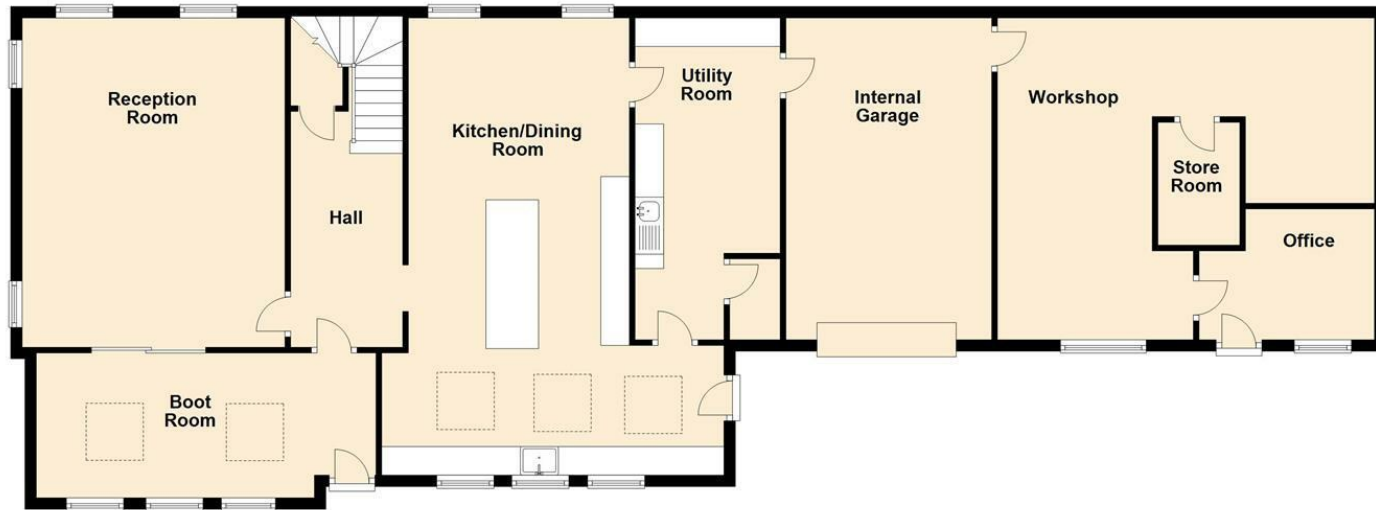
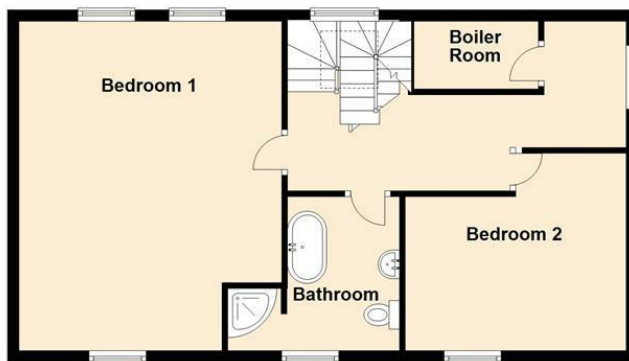


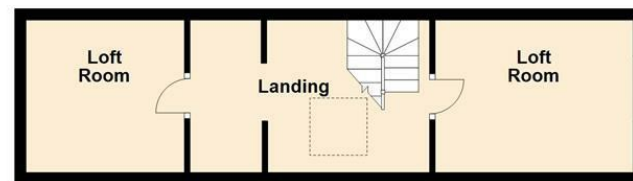
Ground Floor
Approx. 1764.4 sq. feet



First Floor
Approx. 659.9 sq. feet



Second Floor
Approx. 297.1 sq. feet



Total area: approx. 2721.4 sq. feet

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			
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.

Park Lane, Great Harwood, BB6 7RF

Offers Over £400,000

**** LARGE RE-DEVELOPMENT OPPORTUNITY – TWO BEDS PLUS TWO ATTIC ROOMS - POTENTIAL TO BECOME A 4/5 BED PROPERTY (Subject to necessary planning conditions) ***

Are you looking for an opportunity to develop a property whilst living within? This gorgeous detached home offers great potential. Viewing is highly recommended to see what this site/home has to offer.

Nestled within the heart of the ever popular town of Great Harwood stands The Coach House, an exceptional detached property located on its own grounds with gated access and an abundance of indoor and outdoor space. With potential to create an outstanding five bedroom home (subject to necessary planning conditions), this impressive property is the perfect investment opportunity truly not to be missed! With no chain delay, as well as the property bursting with character and charm, this property is a complete blank canvas for any investor or family to create their dream home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe and major motorway links. The property, once updated, has the potential to be transformed into the most desirable family home situated in a prime location!

The property comprises briefly; a welcoming entrance leads through to a boot room/sun room which then guides you to a reception room and hallway. The hallway provides access to a contemporary fitted kitchen diner and staircase to the first floor. The kitchen diner boasts modern units, integrated appliances and leads through to a utility room. The utility room leads to an integral garage and WC. The integral garage then guides you through to a workshop with office and store room. The first floor comprises of two double bedrooms, bathroom, boiler room and staircase to the second floor. The second floor leads through to two attic rooms. Externally there are stunning, private wrap around gardens with ample off road parking, car port, electric gated entrance.

Park Lane, Great Harwood, BB6 7RF

Offers Over £400,000



- Fantastic Development Opportunity
- Modern Four Piece Bathroom
- Gated Off Road Parking
- EPC Rating: TBC
- Two Bedrooms & Two Attic Rooms
- Integral Garage & Workshop
- Leasehold
- Contemporary Fitted Dining Kitchen
- Wrap Around Gardens
- Council Tax Band E

Ground Floor

Boot Room/Sun Room

21'6 x 8'4 (6.55m x 2.54m)

Composite double glazed entrance door, four UPVC double glazed windows, two Velux windows, hardwood single glazed door to the hallway and aluminium single glazed sliding door to the reception room.

Hallway

18'11 x 6'5 (5.77m x 1.96m)

Ceiling rose, understairs storage, stairs to the first floor, open to the dining kitchen and hardwood single glazed door to the reception room.

Reception Room

18'11 x 15'1 (5.77m x 4.60m)

Two UPVC double glazed windows, two UPVC double glazed frosted windows, central heating radiator, cast iron open coal fireplace, television point, coving and ceiling rose.

Dining Kitchen

26'11 x 19'8 (8.20m x 5.99m)

Five UPVC double glazed windows, three Velux windows, range of high gloss wall and base units with marble surfaces and splashbacks, breakfast bar, stainless steel one and a half bowl sink with drainer and mixer tap, five door Aga range cooker with two hot plates, extractor hood, electric oven and microwave in a high rise unit, integrated Bosch fridge, cast iron multifuel burning stove with exposed brick surround and stone hearth, two television points, spotlights, wood effect tiled flooring, two doors to the utility and composite double glazed door to the front elevation.

Utility Room

18'6 x 8'4 (5.64m x 2.54m)

Range of wall and base units with marble effect surfaces and tiled splashbacks, stainless steel sink with drainer, fitted storage, granite effect vinyl flooring and doors to WC and integral garage.

WC

4'8 x 2'11 (1.42m x 0.89m)

Hardwood single glazed frosted window, low basin WC, tiled elevations and granite effect vinyl flooring.

Integral Garage

18'7 x 11'10 (5.66m x 3.61m)

Power, light and up and over door to the workshop.

Workshop

21'8 x 18'5 (6.60m x 5.61m)

Hardwood double glazed window, television point, three feature wall lights and doors to office and store room.

Office

10'5 x 7'10 (3.18m x 2.39m)

Hardwood single glazed window and hardwood single glazed door to the front elevation.

Store

7'8 x 4'10 (2.34m x 1.47m)

Hardwood single glazed window and extractor fan.

First Floor

Landing

19'6 x 10'3 (5.94m x 3.12m)

UPVC double glazed frosted window, Velux window, stairs to the second floor and doors to two bedrooms, bathroom and boiler.

Bedroom One

18'11 x 15'1 (5.77m x 4.60m)

UPVC double glazed window, two UPVC double glazed frosted windows, central heating radiator, fitted wardrobes, television point and ceiling fan.

Bedroom Two

12'7 x 11'3 (3.84m x 3.43m)

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

Bathroom

10'6 x 8'10 (3.20m x 2.69m)

UPVC double glazed frosted window, central heating towel rail, roll top claw foot bath, pedestal wash basin, low basin WC, direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

Boiler Room

7'9 x 4'3 (2.36m x 1.30m)

Central heating radiator and boiler.

Second Floor

Landing

13'8 x 8'9 (4.17m x 2.67m)

Velux window, eaves storage and open to two attic rooms.

Attic Room One

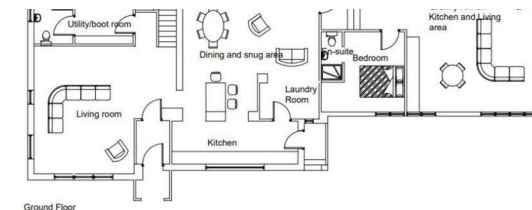
11'10 x 8'6 (3.61m x 2.59m)

Hardwood single glazed window, Velux window, fitted storage and eaves access.

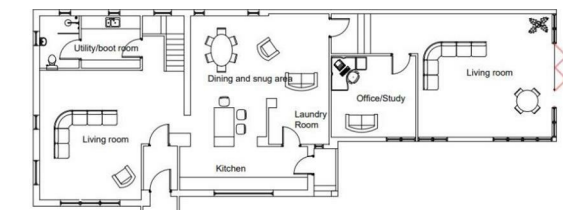
Attic Room Two

9'9 x 7'9 (2.97m x 2.36m)

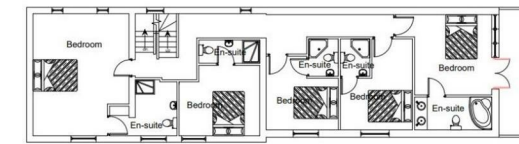
Eaves access.



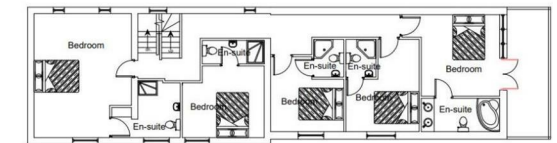
PROPOSED FLOOR PLANS - OPTION 1
SCALE: 1:100@A1



PROPOSED FLOOR PLANS - OPTION 2
SCALE: 1:100@A1



1st Floor



1st Floor

