



Total area: approx. 2632.4 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		71	76
(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.

Redwing Avenue, Great Harwood, BB6 7NZ

£525,000

AN EXCLUSIVE, FIVE BEDROOMED DETACHED PROPERTY WITH NO CHAIN!

This truly exceptional, five bedroom detached home is being welcomed to the market in the most desired area of Great Harwood. With extensive surrounding gardens measuring approximately 1/3 of an acre which are framed by high trees, spacious internal accommodation and a neutrally finished interior style throughout, the property is the perfect family home! With flexible accommodation from top to bottom, the property has been maintained to an impeccably high standard internally.

The property comprises briefly; an entrance porch leads through to an inviting entrance hallway. The hallway houses a staircase to the first floor with storage under and has doors leading to a study, WC, contemporary fitted kitchen diner and lounge. The lounge has a multi fuel burning stove and also provides access to a conservatory. Via the kitchen you can access a utility room which in turn leads to a second reception room, as well as bi-folding doors out to the rear. The second reception room houses a further staircase to the first floor and leads out to the rear. The first floor boasts a gallery landing which provides access to five double bedrooms, a family bathroom. The main bedroom benefits its own contemporary styled en suite and walk in closet.

Externally, the property benefits from a sizeable, laid to lawn garden which is made private by high trees, planted shrubbery and hedges. The garden wraps around the property and is perfect for garden parties. With access on to a detached double garage. To the front there is a driveway for multiple vehicles and access on to the double garage.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Redwing Avenue, Great Harwood, BB6 7NZ

£525,000



- An Impressive Detached Property
- Five Bedrooms
- EPC Rating C
- Off Road Parking
- Approx 1/3 acre Corner Plot
- No Chain Delay
- Council Tax Band F
- Double Detached Garage
- Perfect Family Home
- Freehold

Ground Floor

Entrance

UPVC double glazed frosted door to the porch.

Entrance Porch

8'2 x 3'2 (2.49m x 0.97m)

UPVC double glazed window, sloped glazed roof and a composite double glazed frosted leading into the entrance hall.

Hall

12'6 x 9'9 (3.81m x 2.97m)

Central heating radiator, smoke alarm, wood effect laminate flooring, stairs to the first floor and doors leading to reception room one, study, kitchen, under-stairs storage cupboard and to the WC.

WC

5'2" x 3'4" (1.57 x 1.02)

Central heating radiator, a two piece suite comprising of a dual flush WC, corner, wall mounted wash basin with mixer tap, extractor fan and wood effect lino flooring.

Reception Room One

19'7 x 12'8 (5.97m x 3.86m)

Two hardwood double glazed leaded windows, three central heating radiators, two feature wall lights, television point, cast iron multi-fuel burning stove and UPVC double glazed leaded French doors leading to the conservatory.

Conservatory

13'10 x 11'2 (4.22m x 3.40m)

Fully UPVC double glazed surrounding windows, two central heating radiators, pitched poly-carbonate roof, ceiling fan and UPVC double glazed patio doors to the rear.

Office

13'7 x 7'5 (4.14m x 2.26m)

Hardwood double glazed leaded window, central heating radiator, wood effect panelled wall and base units and wood effect laminate flooring.

Kitchen Diner

24'8 x 13'4 (7.52m x 4.06m)

Hardwood double glazed leaded window, central heating radiator, a range of cream panelled wall and base units, wood effect surface tiled splash backs, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric double Lamona oven with a four ring induction hob, integrated freezer and dishwasher, counter island, under unit lighting, spotlights, wood effect laminate flooring, open to utility room, UPVC double glazed bi-folding doors to the rear.

Utility Room

10'4 x 5'1 (3.15m x 1.55m)

Central heating radiator, plumbing for washing machine, meter cupboard, extractor fan, tiled flooring, open to reception room two.

Reception Room Two

23'4 x 14'1 (7.11m x 4.29m)

Two UPVC double glazed windows, two central heating radiators, television point, spotlights, under stairs storage cupboard, stairs to the first floor and UPVC double glazed leaded doors to the rear.

First Floor

Landing

18'4 x 16 (5.59m x 4.88m)

Hardwood double glazed arched window, central heating radiator, loft access, smoke alarm and doors leading to the bathroom and to five bedrooms.

Bedroom One

21'1 x 18'8 (6.43m x 5.69m)

UPVC double glazed window, central heating radiator, spotlights, loft access, television point, doors to the en suite, walk in wardrobe and landing to stairs to ground floor.

En-Suite

13'7" x 7'2 (4.14m x 2.18m)

Chrome heated towel rail, a four piece suite comprising of a dual flushed WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, freestanding roll top, claw foot bath with mixer tap and rinse head, tiled elevations, spotlights, extractor fan, wood effect lino flooring.

Walk-In-Wardrobe

8 x 6'10 (2.44m x 2.08m)

UPVC double glazed leaded window, central heating radiator, fitted open wardrobes and spotlights.

Landing

6'11 x 4'4 (2.11m x 1.32m)

UPVC double glazed leaded window, stairs to ground floor.

Bedroom Two

12'11 x 12 (3.94m x 3.66m)

Hardwood double glazed leaded window, central heating radiator, television point and a door leading to the en-suite.

En-Suite

6'5" x 5'1 (1.96m x 1.55m)

Hardwood double glazed frosted window, central heating radiator, three piece suite comprising of: direct feed shower enclosure, pedestal wash basin with mixer tap, Roca dual flush WC, part-tiled elevations, shaver point, spotlights and an extractor fan, tiled effect lino flooring.

Bedroom Three

13'7 x 8'10 (4.14m x 2.69m)

Hardwood double glazed window, central heating radiator.

Bedroom Four

12'11" x 7'2 (3.94m x 2.18m)

Two hardwood double glazed windows, central heating radiator, television point and fitted wardrobes.

Bedroom Five

13'8 x 6'10 (4.17m x 2.08m)

Hardwood double glazed window and a central heating radiator.

Bathroom

7'11 x 6'6 (2.41m x 1.98m)

Hardwood double glazed frosted window, central heating radiator, a three piece suite comprises: a panelled bath with direct feed shower, pedestal wash basin, dual flush WC, fitted linen cupboard, spotlights and vinyl flooring.

External

Front

Driveway providing off-road parking leading up to the detached double garage.

Rear

An extensive laid to lawn corner plot approximate 1/3 acre, a decked patio with a hot tub surrounded by enclosing hedges and trees.

Agents Notes

The Property Is Freehold
Council Tax Band F



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