



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			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

Poplar Avenue, Great Harwood, BB6 7RZ

Offers Over £160,000

AN EXCEPTIONAL, FULLY UPDATED FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, stylish decoration and enviable open plan living space, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. With three generously sized bedrooms, modern fixtures and fittings and a neutral finish, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming and spacious reception room guides you through to a second reception room. The second reception room benefits from a cast iron multi fuel burner, houses the staircase to the first floor and opens on to a contemporary fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a modern four piece bathroom suite. Externally, there is an enclosed yard to the rear with paving and decking areas.

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

Poplar Avenue, Great Harwood, BB6 7RZ

Offers Over £160,000

 **3**  **1**  **2**  **D**

- Beautifully Presented End Terraced Property
- Updated to Highest Standard
- Modern Fixtures and Fittings
- EPC Rating D
- Three Bedrooms
- Modern Fitted Kitchen
- Tenure Leasehold
- Four Piece Bathroom
- Spacious Interiors
- Council Tax Band B

Ground Floor

Enclosed courtyard with paving.

Reception Room One

16'1 x 12'11 (4.90m x 3.94m)

Composite double glazed frosted front door, UPVC double glazed box bay window, upright central heating radiator, spotlights, electric media wall fire, integrated alcove storage, television point, meter cupboard and single glazed double doors to reception room two.

Reception Room Two

16 x 13 (4.88m x 3.96m)

UPVC double glazed window, upright central heating radiator, cast iron multifuel burner, smoke detector television point, understairs storage, wood effect laminate flooring, open access to kitchen and stairs to first floor.

Kitchen

12'8 x 8'9 (3.86m x 2.67m)

UPVC double glazed box bay window, upright central heating radiator, range of wall and base units, wood effect worktops, gloss splashback, composite sink and drainer with mixer tap, integrated electric oven with five ring gas hob and extractor hood, integrated fridge freezer, washing machine and dryer, integrated boiler, spotlights, smoke detector, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

13'2 x 5'2 (4.01m x 1.57m)

UPVC double glazed frosted window, upright central heating radiator, spotlights, smoke detector, loft access, oak doors to three bedrooms and bathroom.

Bedroom One

16'1 x 11'1 (4.90m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11 x 7'10 (3.35m x 2.39m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

10'5 x 7'11 (3.18m x 2.41m)

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

Bathroom

10'5 x 6'6 (3.18m x 1.98m)

Heated towel rail, panel bath with waterfall mixer tap, vanity top wash basin with waterfall mixer tap, dual flush WC, double direct feed rainfall shower enclosed, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

Exterior

Rear

Enclosed yard with paving and decking area.

Front



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