



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		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			78
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.

Ash Lane, Great Harwood, BB6 7NU

Asking Price £325,000

AN IMMACULATE, FULLY RENOVATED FOUR BEDROOM DETACHED FAMILY HOME

Having been updated and presented to the highest standard throughout with an abundance of indoor and outdoor space, high quality fixtures and fittings and enviable presentation, this idyllic four-bedroom detached property is being proudly welcomed to the market in the highly regarded location of Great Harwood. Flowing internally with character and charm, stylish decor and converted garage, this property has been updated to an impressive standard perfect for any growing family to create the perfect family home! Situated conveniently close to bus routes, good schools and amenities, as well as network links to Blackburn, Accrington and Clitheroe.

The property comprises briefly; a welcoming entrance hallway provides access through to a stunning contemporary fitted kitchen diner, office/fourth bedroom, WC and half staircase to the split-level floor. The split-level floor leads on to a spacious reception room with beautiful high ceilings and picture window. The split-level landing also leads through to half staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a three-piece shower room. Externally there are beautifully maintained wrap around gardens with artificial lawn, decking, hot tub, off road parking and access on to a garage and garden room which is currently equipped for a grooming home business.

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

Ash Lane, Great Harwood, BB6 7NU

Asking Price £325,000



- Impressive Detached Property
- Four Bright Bedrooms
- Off Road Parking On Driveway
- EPC Rated D
- Spacious Split Level Living Area
- Multi Purpose Garden Room
- Council Tax Band Is E
- Modern Fitted Kitchen Open To Dining Area
- Impressive Front And Rear Gardens
- Freehold Property

Ground Floor

Entrance

Enter via a composite frosted front door leading into the porch.

Porch

4'11 x 3'10 (1.50m x 1.17m)

UPVC double glazed window, solid oak double doors leading into the hall.

Hall

19'11 x 11'01 (6.07m x 3.38m)

UPVC double glazed window, upright central heating radiator, coving to the ceiling, wood effect flooring, oak doors leading to the kitchen/dining room, office, WC, lower ground floor and stairs leading up to the split level landing.

Kitchen/Dining Room

23'07 x 11'05 (7.19m x 3.48m)

UPVC double glazed bow window, UPVC double glazed window, central heating radiator, range of grey wall and base units with marble effect surfaces, stainless steel one and a half sink with high spout quoker mixer tap, integrated electric Neff oven, integrated Neff combination microwave, integrated Neff induction hob and extractor fan, space for an American fridge freezer, Integrated Neff dishwasher, coving to the ceiling, spotlights, television point, wood effect flooring.

Office/Bedroom Four

10'11 x 8'03 (3.33m x 2.51m)

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

WC

5'09 x 4'11 (1.75m x 1.50m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, part tiled elevations, wood effect flooring.

Split Level

Landing

8'05 x 6'02 (2.57m x 1.88m)

UPVC double glazed window, oak door leading to a reception room and stairs leading up to the first floor.

Reception Room

15'09 x 14'09 (4.80m x 4.50m)

UPVC double glazed window, central heating radiator, television point, cast iron multifuel burner, exposed beams, spotlights.

First Floor

Landing

18 x 12'07 (5.49m x 3.84m)

Coving to the ceiling, access to the loft, oak doors leading to three bedrooms and a bathroom.

Bedroom One

11'10 x 11'03 (3.61m x 3.43m)

UPVC double glazed bow window, central heating radiator, coving to the ceiling, fitted wardrobes.

Bedroom Two

11'04 x 9'05 (3.45m x 2.87m)

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

Bedroom Three

9'04 x 8'04 (2.84m x 2.54m)

UPVC double glazed window, central heating radiator.

Bathroom

12'04 x 5'07 (3.76m x 1.70m)

Two UPVC double glazed frosted windows, chrome heated towel rail, dual flush WC, two vanity top wash basins with mixer taps, double direct feed rainfall shower enclosure, part tiled elevations, extractor fan, spotlights, tiled flooring.

Lower Ground Floor

Store Room

12 x 6'06 (3.66m x 1.98m)

UPVC double glazed frosted window, central heating radiator, Belfast sink, stairs leading up to the ground floor.

Garden Room

14'06 x 7'05 (4.42m x 2.26m)

UPVC double glazed frosted window, central heating radiator, direct feed shower, part PVC elevations, wood effect flooring, door leading to the garage.

Garage

16'05 x 7'01 (5.00m x 2.16m)

Power and lighting.

