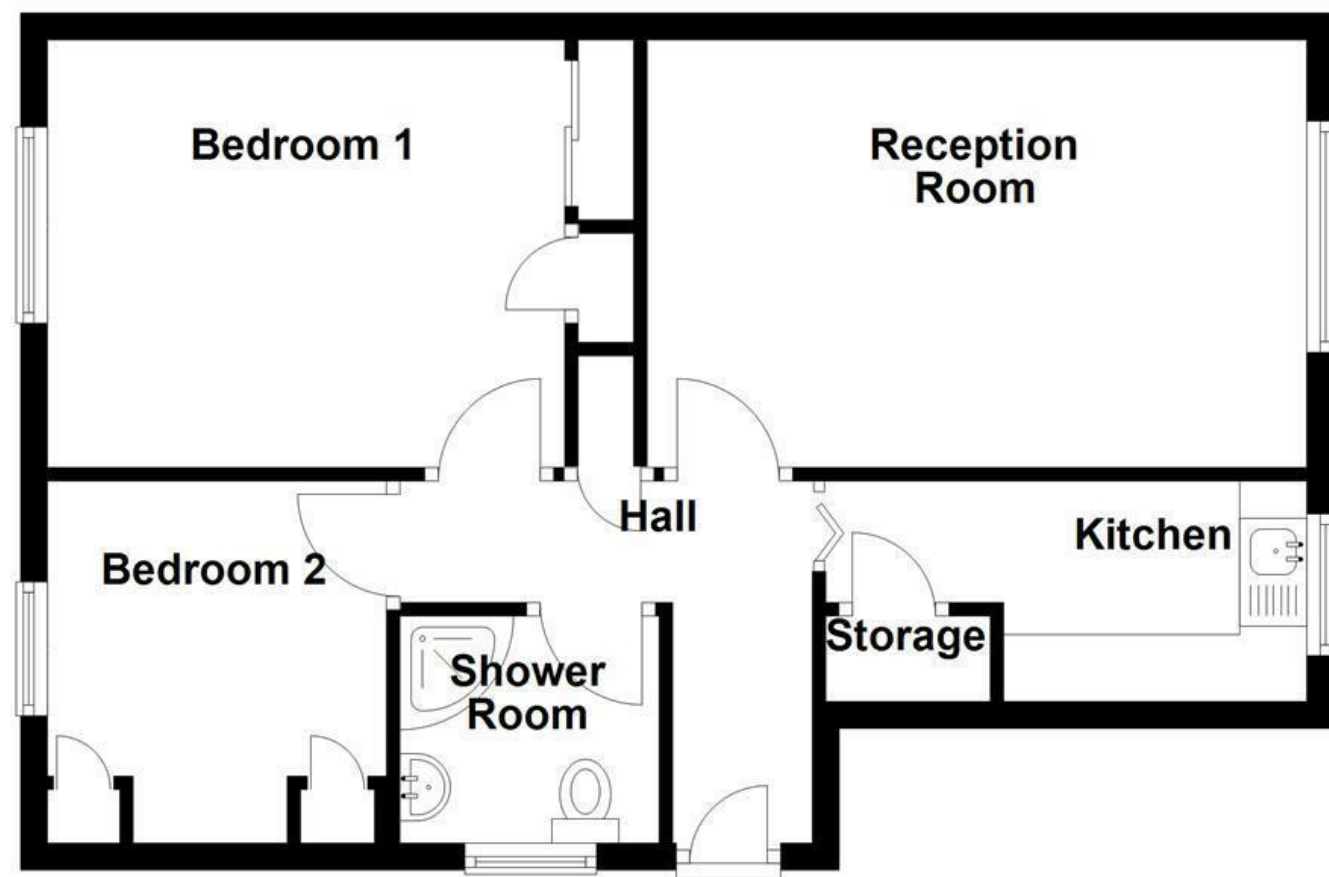


## Ground Floor



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.

## Fielding Lane, Great Harwood, BB6 7HP

### £90,000

THE PERFECT FIRST TIME HOME OR DOWNSIZE

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this enviable two bedroom ground floor flat is being proudly welcomed to the market in the sought after location of Great Harwood. Not overlooked and benefitting from two generously sized bedrooms, communal gardens and no chain delay, this property is the perfect first time home or downsize truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, two generously sized bedrooms and a modern shower room. Externally there is an communal laid to lawn garden with paved areas and access on to a storage outbuilding and storage cupboard which holds the boiler.

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

# Fielding Lane, Great Harwood, BB6 7HP

£90,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- No Chain Delay
- Two Bedroom Ground Floor Flat
- Ideal Property For Single/Double Occupancy Wishing To Downsize
- Communal Laid To Lawn Gardens And Access To Storage Outbuildings
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC double glazed frosted door to hall.

### Hall

10'1 x 8'10 (3.07m x 2.69m)

Central heating radiator, smoke alarm, store cupboard, doors to reception room, kitchen, two bedrooms and shower room.

### Reception Room

16'2 x 10'6 (4.93m x 3.20m)

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

### Kitchen

11'8 x 5'5 (3.56m x 1.65m)

UPVC double glazed window, central heating radiator, range of matte wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for electric oven, plumbed for washing machine, integrated pantry cupboard and wood effect laminate flooring.

### Bedroom One

14'4 x 10'6 (4.37m x 3.20m)

UPVC double glazed window, central heating radiator, fitted wardrobe and store cupboard.

### Bedroom Two

8'10 x 8'4 (2.69m x 2.54m)

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

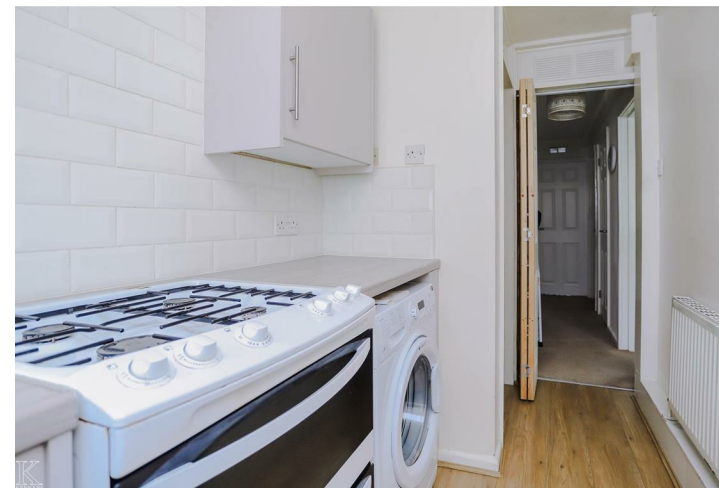
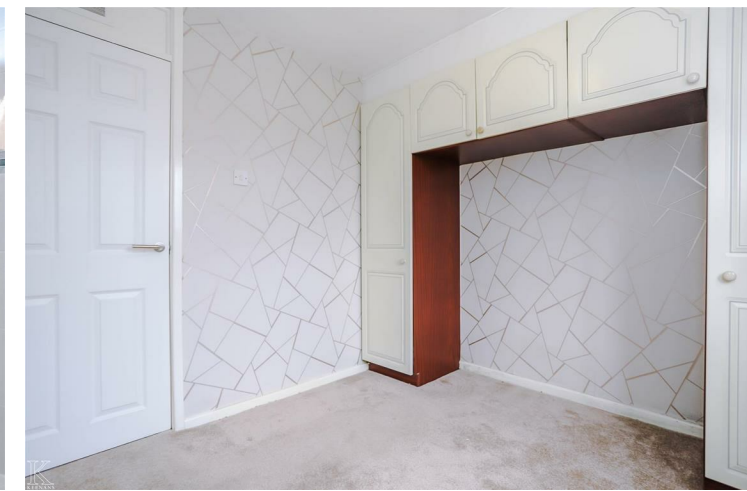
### Shower Room

6'4 x 5'7 (1.93m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, enclosed corner electric feed shower, tiled elevation, PVC to ceiling, extractor fan and wood effect (hospital non slip) lino flooring.

### External

Communal laid to lawn garden with paving, storage shed and boiler cupboard.



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