



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.

Hyndburn Road, Great Harwood, BB6 7UE

Offers Over £650,000

A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON AROUND 1.75 ACRES OF LAND

Situated on the outskirts of Great Harwood town centre, this deceptively spacious four bedroom detached home is being welcomed to the property market. Perfectly suited for a growing family looking for a property that is ready to move straight into that also provides easy access to all local amenities and schools as well as major commuter routes towards the Ribbles Valley, Accrington and Blackburn. The property has an extensive rear garden which isn't overlooked and gated off road parking.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to two reception rooms, the dining kitchen and to the cloakroom. The first reception room has sliding doors leading out to the rear garden while the second reception room is open to the kitchen. The kitchen is fitted with solid wood units and appliances, is open to the dining area and has a door to the rear hallway. The rear hallway has doors leading to the bedroom, shower room and to the rear of the property. To the first floor is a bright landing with access to three spacious bedrooms, a three piece bathroom suite and a storage cupboard. The fourth bedroom has a door to the study/playroom. Externally the property boasts an impressive lawned garden that wraps around the property, with a paved patio, a timber shed/summerhouse, two greenhouses and two outbuildings. The front of the property provides a gated entrance leading to a driveway for off road parking.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Hyndburn Road, Great Harwood, BB6 7UE

Offers Over £650,000



- Impressive Detached Property
- Spacious Reception Rooms
- Ample Off Road Parking
- EPC Rating: TBC
- Four Bedrooms
- Shower Room & Bathroom
- Freehold
- Fitted Kitchen
- Extensive Garden With Numerous Outbuildings
- Council Tax Band G

Ground Floor

Entrance Hallway

15'8 x 5'7 (4.78m x 1.70m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, dado rail, picture rail, smoke alarm and doors to two reception rooms, kitchen and cloakroom.

Reception Room One

21'3 x 16'6 (6.48m x 5.03m)

Three UPVC double glazed windows, two central heating radiators, gas fire with tiled surround, television point, dado rail, picture rail, two ceiling roses and UPVC double glazed sliding door to the rear.

Reception Room Two

13'6 x 12'10 (4.11m x 3.91m)

UPVC double glazed bay window, central heating radiator, gas fire with marble hearth, dado rail, coving, ceiling rose with ceiling fan and open to the dining kitchen.

Dining Kitchen

18'9 x 16'9 (5.72m x 5.11m)

Velux window, two UPVC double glazed windows, range of wood wall and base units with granite surfaces, composite one and a half bowl sink with drainer and mixer tap, double oven in a high rise unit, five ring gas hob, extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, spotlights, marble tiled flooring and door to the rear hall.

Rear Hall

9'1 x 5'10 (2.77m x 1.78m)

Central heating radiator, boiler cupboard, spotlights, tiled flooring, doors to bedroom and shower room and UPVC double glazed door to the rear.

Bedroom

15'9 x 9'3 (4.80m x 2.82m)

UPVC double glazed window, central heating radiator and UPVC double glazed sliding door to the side elevation.

Shower Room

8'7 x 5'8 (2.62m x 1.73m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin, double electric feed shower unit, part tiled elevations, spotlights and tiled flooring.

First Floor

Landing

10'9 x 8'9 (3.28m x 2.67m)

UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms, bathroom and storage cupboard.

Bedroom Two

14'10 x 12' (4.52m x 3.66m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and picture rail.

Bedroom Three

14'6 x 12'10 (4.42m x 3.91m)

UPVC double glazed window, central heating radiator, television point, picture rail and ceiling fan.

Bedroom Four

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

UPVC double glazed window, central heating radiator, picture rail and door to the study/play room.

Study/Play Room

22' x 6'7 (6.71m x 2.01m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

8'5 x 5'9 (2.57m x 1.75m)

UPVC double glazed window, central heating towel rail, dual flush WC, wall mounted wash basin, corner bath with jets and direct feed shower overhead, tiled elevations, spotlights and tiled flooring.

Storage Cupboard

5'8 x 2'9 (1.73m x 0.84m)

UPVC double glazed window and plumbing for WC.

External

Front

Laid to lawn garden with planted beds and a gated driveway providing off road parking.

Rear

Wrap around laid to lawn garden and paved patio, two greenhouses, garage, an outbuilding, timber shed and tractor shed.

Garage

22'3 x 19'2 (6.78m x 5.84m)

UPVC double glazed window, door to the garden and remote controlled garage door.

Timber Shed

19'10 x 12'3 (6.05m x 3.73m)

Single glazed windows, power and light.

Tractor Shed

9'6 x 5'10 (2.90m x 1.78m)

