



Total area: approx. 99.5 sq. metres (1070.7 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
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

Belmont Road, Great Harwood, BB6 7HL

£250,000

THE PERFECT FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decorations and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Great Harwood. With impressive gardens, detached garage and open plan living space, 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. With off road parking, modern fitted kitchen and a stones throw away from Great Harwoods ever popular town centre, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room then leads openly on to a second reception room and door leading on to a fantastic kitchen diner. The first floor comprises of doors on to three generously sized bedrooms and a three-piece shower room. Externally there is an enclosed laid to lawn garden to the rear with patio and bedding areas, as well as, detached garage. To the front there is a garden with off road parking.

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

Belmont Road, Great Harwood, BB6 7HL

£250,000



- Well Presented Semi Detached Property
- Three Double Bedrooms
- Off Road Parking On Driveway
- EPC Rating D
- Two Bright Open Living Areas
- Three Piece Bathroom Suite
- Council Tax Band Is C
- Modern Fitted Kitchen
- Sizeable Laid To Lawn Rear Garden With A Detached Garage
- Leasehold Property

Ground Floor

Entrance

Enter via a UPVC double glazed frosted front door leading into the hall.

Hall

14'06 x 6'04 (4.42m x 1.93m)

Central heating radiator, smoke alarm, meter cupboard, understairs storage, door leading to reception room two, stairs leading up to the first floor.

Reception Room Two

10'10 x 9'11 (3.30m x 3.02m)

Central heating radiator, gas fire, coving to the ceiling, two feature wall lights, open to reception room one, hardwood single glazed door leading into the kitchen/diner.

Reception Room One

14'05 x 11'09 (4.39m x 3.58m)

UPVC double glazed bow window, central heating radiator, coving to the ceiling, gas fire, television point.

Kitchen/Diner

17'10 x 16'07 (5.44m x 5.05m)

UPVC double glazed window, central heating radiator, range of cream wall and base units with wood effect surfaces, wood effect splashbacks, stainless steel one and a half sink and drainer with high spout mixer tap, four door gas oven with eight ring gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, integrated microwave, tiled flooring, understairs storage. UPVC double glazed leaded door leading out to the rear, UPVC double glazed frosted door leading out to the side of the property.

First Floor

Landing

7'05 x 6'11 (2.26m x 2.11m)

UPVC double glazed frosted window, smoke alarm, doors leading to three bedrooms and a bathroom.

Bedroom One

11'01 x 10'11 (3.38m x 3.33m)

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

Bedroom Two

11'03 x 10'06 (3.43m x 3.20m)

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

Bedroom Three

8'02 x 6'10 (2.49m x 2.08m)

UPVC double glazed frosted window, fitted wardrobes.

Bathroom

6'03 x 6'02 (1.91m x 1.88m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with mixer tap, electric feed corner shower, full tiled elevations, spotlights, tiled flooring.

Externally

Front

Garden fronted with off road parking.

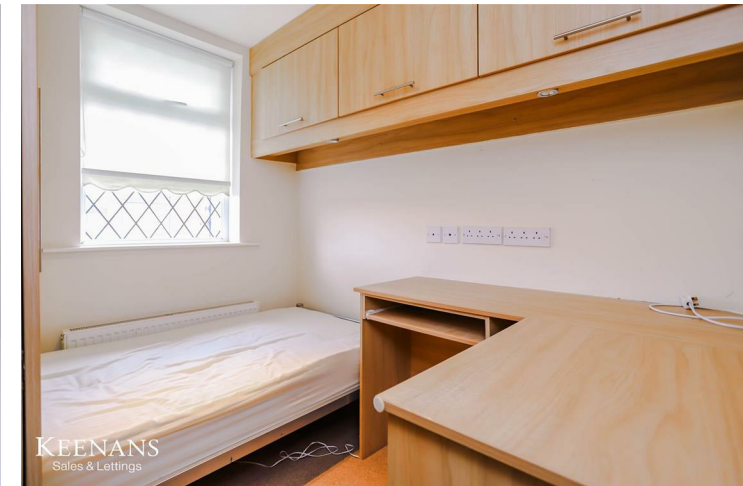
Rear

Laid to lawn garden with patio and bedding areas, detached garage.

Garage

16'5 x 7'2 (5.00m x 2.18m)

Lighting, power, electric up and over garage door.



Tel: 01254389384

www.keenans-estateagents.co.uk