



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		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Ash Lane, Great Harwood, BB6 7NU

### £300,000

**A STUNNING, SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME**

Nestled in the heart of the popular area of Great Harwood, Blackburn, this spacious four bedroom detached family home on Ash Lane is a true gem waiting to be discovered. The property boasts a double garage and a convenient utility room on the lower ground floor, providing ample space for all your family's needs.

As you step inside, you'll be greeted by three reception rooms that offer versatile solutions to cater to the demands of a growing family. Whether you're looking for a cosy family room, a formal dining area, or a home office, this property has it all.

The low maintenance front and rear gardens are perfect for those who want to enjoy outdoor space without the hassle of extensive upkeep. Imagine relaxing in your own private oasis or hosting summer barbecues with friends and family.

Located in a prime spot, this property provides easy access to nearby parks, schools, and commuter routes, making it an ideal choice for families. The blank canvas this home offers allows prospective buyers to unleash their creativity and transform this house into their dream family home.

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# Ash Lane, Great Harwood, BB6 7NU

£300,000



- Immaculate Detached Property
- Abundance of Indoor Space
- Off Road Parking and Integral Garage
- EPC Rating D
- Four Bedrooms
- Set Over Three Floors
- Tenure TBC
- Two Bathrooms
- Low Maintenance Gardens to Front and Rear
- Council Tax Band E

## Ground Floor

### Entrance Hall

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, doors leading to three reception rooms, kitchen, shower room, stairs to lower ground floor and first floor.

### Reception Room One

16'1 x 14'10 (4.90m x 4.52m)

UPVC double glazed window, two central heating radiators, television point, and gas radiant fire.

### Reception Room Two

13'9 x 11'5 (4.19m x 3.48m )

UPVC double glazed bow bay window, central heating radiator and double doors to reception room three.

### Reception Room Three

11'5 x 9'5 (3.48m x 2.87m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'11 x 5'2 (2.11m x 1.57m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, electric direct feed shower enclosed, fully tiled elevations, spotlights, extractor fan and tiled flooring.

### Kitchen

9'6 x 8'4 (2.90m x 2.54m )

UPVC double glazed window, central heating radiator, mix of panelled wall and base units with tiled worktops, space for oven, integrated extractor hood, tiled splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrated fridge and dishwasher, breakfast bar and tiled flooring.

### Lower Ground Floor

### Garage

22'3 x 15'0 (6.78m x 4.57m)

UPVC double glazed frosted window, door to storage, open to utility and remote up and over garage door.

### Utility

22'3 x 8'3 (6.78m x 2.51m )

UPVC double glazed frosted window, plumbing for washing machine, space for dryer, Belfast ceramic sink with traditional taps and wall mounted boiler.

### Store

11'5 x 9'6 (3.48m x 2.90m )

### First Floor

### Landing

UPVC double glazed frosted window, smoke detector, doors leading to four bedrooms, bathroom, WC and airing cupboard.

### Bedroom One

15'11 x 14'11 (4.85m x 4.55m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'9 x 11'5 (3.58m x 3.48m )

UPVC double glazed bow bay window, central heating radiator and fitted storage.

### Bedroom Three

11'6 x 9'5 (3.51m x 2.87m )

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

### Bedroom Four

9'8 x 8'4 (2.95m x 2.54m )

UPVC double glazed window and central heating radiator.

### Bathroom

5'11 x 5'7 (1.80m x 1.70m )

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, loft access, part tiled elevations and tiled flooring.

### WC

5'8 x 5'2 (1.73m x 1.57m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations and tiled flooring.

### Exterior

#### Front

Paved patio and mature shrubbery.

#### Rear

Paved patio, bedding areas, mature shrubbery, off road parking and access to garage.



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