

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			94
(81-91) B		84	
(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.

## Holdsworth Drive, Great Harwood, BB6 7FR

### £270,000

SPACIOUS, MODERN FAMILY HOME

Welcome to Holdsworth Drive, Great Harwood - a stunning location for this spacious and modern detached home. This property boasts four bedrooms and two bathrooms, making it an ideal family home. The modern decor and appliances throughout the house give it a sleek and contemporary feel, perfect for those who appreciate a stylish living space.

One of the highlights of this property is the spacious garden, providing a lovely outdoor area for relaxation or entertaining guests. Additionally, the large driveway offers ample parking, a convenience that is always appreciated.

Located on a popular new estate, this house offers a sense of community while still providing privacy and tranquillity. The walk-in wardrobe is a luxurious touch, adding to the convenience and comfort of this beautiful home.

Don't miss the opportunity to make this property your own and enjoy the benefits of modern living in a desirable location.

Contact our Hyndburn office and a member of our team will assist you with any further inquiries.

# Holdsworth Drive, Great Harwood, BB6 7FR

£270,000



- Exquisite Detached Property
- Modern Fixtures and Fittings
- Off Road Parking
- EPC Rating B
- Four Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Gardens
- Council Tax Band D

## Ground Floor

### Entrance

UPVC double glazed door to entrance hall.

### Hall

16'7 x 3' (5.05m x 0.91m)

Central heating radiator, laminate flooring, smoke alarm, stairs to the first floor and doors leading to a downstairs WC, reception room one and kitchen.

### WC

6'7 x 2'8 (2.01m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps and laminate flooring.

### Reception Room

16'8 x 10'11 (5.08m x 3.33m)

UPVC double glazed window and central heating radiator.

### Kitchen

18'7 x 10'10 (5.66m x 3.30m)

UPVC double glazed window, central heating radiator, a mix of wall and base units with laminate worktops, oven with four ring induction hob, extractor hood and tiled splashbacks, one and a half bowl stainless steel sink with draining board and mixer taps, integrated fridge freezer, dishwasher and washing machine, spotlights and UPVC double glazed French doors to the rear garden.

## First Floor

### Landing

12'3 x 2'11 (3.73m x 0.89m)

Loft access, smoke alarm, doors leading to three bedrooms and family bathroom.

### Bedroom One

11'5 x 9'1 (3.48m x 2.77m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to an ensuite and open to walk in wardrobe/dressing room.

### En Suite

9' x 5'2 (2.74m x 1.57m)

UPVC double glazed frosted window, central heating towel rail, direct feed shower enclosure, dual flush WC, pedestal wash basin with traditional taps, tiled flooring, spotlights and extractor fan.

### Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

8'10 x 8'2 (2.69m x 2.49m)

UPVC double glazed window and central heating radiator.

### Bedroom Four/Dressing Room

8'10 x 6'7 (2.69m x 2.01m)

UPVC double glazed window, fitted wardrobes and spotlights.

## Family Bathroom

6'10 x 5'8 (2.08m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, panel bath with mixer taps and rinse head, pedestal wash basin with mixer taps, dual flush WC, partially tiled elevations, extractor fan and laminate flooring.

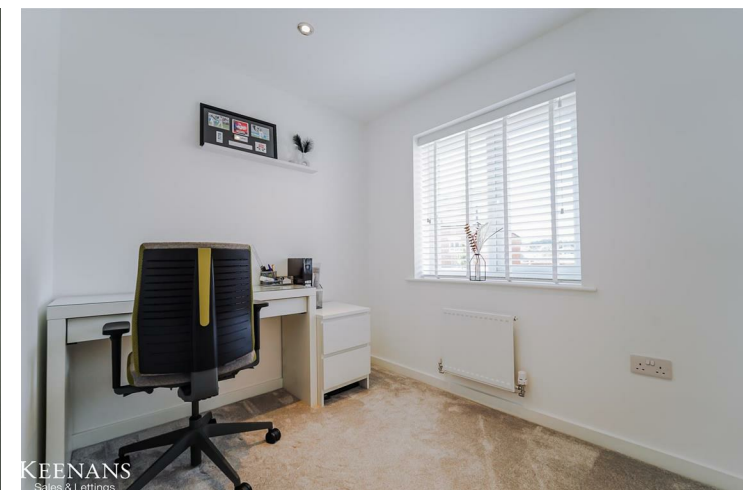
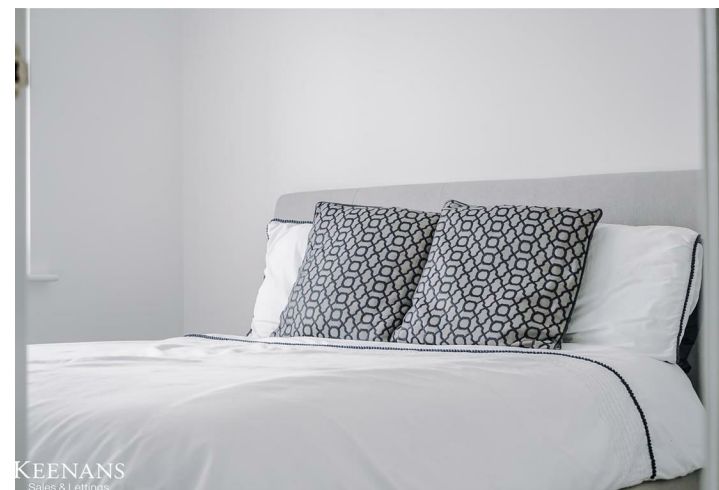
## External

### Rear

Paved patio and artificial turfing with gravel border and decked seating area.

### Front

Tarmac driveway providing off road parking and gravel chippings.



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