



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			79
(69-80) C			
(55-68) D		51	
(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.

Park Avenue, Great Harwood, BB6 7RP

Offers Over £200,000

A CHARMING AND BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME

Welcome to Park Avenue, Great Harwood! We are delighted to present to you this beautifully presented three bedroom semi detached property that is sure to capture your heart.

As you step into this charming home, you will be greeted by original features that exude character and warmth. The focal point of the living space is a cosy log burning stove, perfect for those chilly evenings, creating a homely atmosphere that is simply inviting. This property boasts not just one, but two spacious reception rooms, offering you the flexibility to create distinct living areas to suit your lifestyle. Whether you desire a cosy snug or a formal entertaining space, the possibilities are endless. Moving to the first floor, you will find three generously sized bedrooms, and a stunning bathroom, providing ample space for relaxation and personalisation. The layout of the bedrooms ensures privacy and comfort for all members of the household. Outside, a delightful garden to the rear awaits, offering a tranquil retreat where you can unwind and enjoy the outdoors. Whether it's a morning coffee or an evening barbecue, this outdoor space is perfect for creating lasting memories with family and friends.

In conclusion, this property on Park Avenue is a true gem, combining modern comforts with timeless charm. Don't miss the opportunity to make this house your home and experience the best of semi-detached living in Great Harwood.

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Park Avenue, Great Harwood, BB6 7RP

Offers Over £200,000



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Kitchen With Additional Utility
- On Street Parking
- EPC Rating: E
- Three Bedrooms
- Perfect Family Home
- Leasehold
- Three Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Entrance Vestibule

6'2 x 3'5 (1.88m x 1.04m)

Composite entrance door, coving, wood effect flooring and door to hall.

Hall

13'8 x 6'2 (4.17m x 1.88m)

UPVC double glazed window, central heating radiator, cornice coving, stairs to first floor, doors to two reception rooms and kitchen.

Reception Room One

13' x 12'11 (3.96m x 3.94m)

UPVC double glazed bay window, central heating radiator, cornice coving, ceiling rose and wall mounted electric fire.

Reception Room Two

15' x 13' (4.57m x 3.96m)

UPVC double glazed window, central heating radiator, spotlights, cast iron log burner and TV point.

Kitchen

11'1 x 6'1 (3.38m x 1.85m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, integrated oven, four ring electric hob, tiled splashback, extractor fan, stainless steel sink with draining board and mixer tap, laminate flooring and door to utility room.

Utility Room

10'2 x 7'11 (3.10m x 2.41m)

Frosted windows, central heating radiator, base units, laminate worktops, plumbing for washing machine, space for dryer, space for fridge freezer, laminate flooring and hardwood door to rear.

First Floor

Landing

UPVC double glazed frosted window, cornice coving, doors to three bedrooms and family bathroom.

Bedroom One

13' x 12'9 (3.96m x 3.89m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15'1 x 12'10 (4.60m x 3.91m)

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

Bedroom Three

8'8 x 6'3 (2.64m x 1.91m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

9'9 x 6'2 (2.97m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, his and hers vanity top wash basins with mixer taps, P-shaped panel bath with direct feed rainfall shower and rinse head, spotlights, tiled elevations and laminate flooring.

External

Rear

Enclosed laid to lawn, patio and bedding areas.

Front

Enclosed garden and bedding areas.

