



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	63	73
(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

£350,000

AN EXCEPTIONAL, FULLY RENOVATED DORMER BUNGALOW

Flowing internally with an abundance of character and charm, this exceptional four double bedroom semi detached dormer bungalow is being proudly welcomed to the market in the sought after location of Great Harwood. With enviable gardens and the highest quality finish, this property has been transformed by the current owners into a luxurious and stylish family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links. Boasting an enviable open plan kitchen and living space, modern fixtures and fittings and off road parking, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to the open plan reception room/kitchen, three double bedrooms, family bathroom and staircase to the first floor. The open plan reception room/kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear through New Wave doors. The first floor comprises of the main bedroom which boasts views overlooking the generously sized garden and leads on to an en suite and walk in wardrobe. Externally, there is a sizeable garden to the rear with laid to lawn, decking, paving, storage shed and access to off road parking and a utility room. To the front there is an enclosed garden with porcelain tiling.

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

Ash Lane, Great Harwood, BB6 7NU
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 4  2  1  D

- Exceptional Semi Detached Dormer Bungalow
 - Open Plan Living
 - Ample Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Two Bathrooms
 - Extensive Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

3'6 x 3'3 (1.07m x 0.99m)

Composite double glazed frosted front door, meter cupboard, wood effect laminate flooring and solid oak single glazed leaded door to hall.

Inner Hall

11'11 x 8'11 (3.63m x 2.72m)

Three single glazed windows, central heating radiator, Nuaire Drimaster extractor fan, wood effect laminate flooring, solid oak doors to open plan kitchen/living area, three bedrooms, family bathroom and stairs to first floor.

Open Plan Kitchen/Living Area

23'11 x 22'6 (7.29m x 6.86m)

UPVC double glazed window, central heating radiator, upright central heating radiator, spotlights, smoke detector, range of wall and base units with marble effect worktops, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric double Neff oven with four ring induction hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, solid oak counter island, television point, solid wood flooring, UPVC double glazed door to rear and UPVC double glazed New Wave doors to rear.

Bedroom Two

14'7 x 12'6 (4.45m x 3.81m)

UPVC double glazed bow bay window, central heating radiator and smoke detector.

Bedroom Three

12'6 x 11'11 (3.81m x 3.63m)

UPVC double glazed window, central heating radiator and inset shelving.

Bedroom Four

11'3 x 8'8 (3.43m x 2.64m)

UPVC double glazed window, central heating radiator, smoke detector and understairs storage.

Bathroom

12'0 x 5'7 (3.66m x 1.70m)

UPVC double glazed frosted window, central heating radiator, tiled panel bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, integrated linen cupboard and wood effect lino flooring.

First Floor

Bedroom One

15'2 x 13'10 (4.62m x 4.22m)

UPVC double glazed window, central heating radiator, open to walk-in wardrobe and solid oak single glazed frosted door to en suite.

Walk-in Wardrobe

8'2 x 7'4 (2.49m x 2.24m)

Access to eave storage.

En Suite

7'5 x 4'5 (2.26m x 1.35m)

UPVC double glazed Velux window, direct feed rainfall shower enclosed with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, inset shelving, extractor fan, spotlights and lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubbery, access to utility and off road parking for multiple vehicles.

Utility

12'11 x 3'10 (3.94m x 1.17m)

Plumbing for washing machine, space for dryer and lino flooring.

Front

Porcelain tiled patio with bedding areas and cedar fencing.



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