



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		65	
(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 Lane, Great Harwood, BB6 7RF

### Offers Over £279,950

A MUST HAVE THREE-BEDROOM FAMILY HOME

Nestled in the charming Park Lane of Great Harwood, Blackburn, this delightful house is a true gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property is the epitome of comfort and style.

As you step inside, you'll be greeted by a stunning interior that seamlessly blends original features with modern design elements. The open living and dining area provides the perfect space for relaxation and entertainment, making it ideal for hosting family gatherings or intimate dinners with friends.

One of the standout features of this property is the ample off-road parking, complete with an electric car charger, catering to the needs of the environmentally conscious homeowner. Additionally, the spectacular garden offers a serene escape from the hustle and bustle of everyday life, providing the perfect setting for outdoor entertaining or simply unwinding after a long day.

With its charming character, convenient amenities, and spacious layout, this home is truly a haven for a growing family looking to create lasting memories. Don't miss the opportunity to make this enchanting property your own and experience the joys of family living in this idyllic setting.

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# Park Lane, Great Harwood, BB6 7RF

## Offers Over £279,950



- Tenure Leasehold
- Off Road Parking With Driveway And Access To An EV Charging Point
- Two Reception Rooms
- Council Tax Band C
- Spacious Semi Detached Property Ready to Move Into
- Ample Sized Contemporary Kitchen
- EPC Rating D
- Three Bedrooms
- Envious Rear Laid To Lawn Garden With Paved Patio And Bedding Areas

### Ground Floor

#### Entrance Porch

6'3 x 5'2 (1.91m x 1.57m)

UPVC double glazed frosted stained glass door, UPVC double glazed frosted stained glass window, coving, original tiled floor and stained glass door to hallway.

#### Hallway

10'9 x 6'3 (3.28m x 1.91m)

Central heating radiator, doors to reception room/dining room, kitchen, stairs to first floor and decorative coving.

#### Reception Room/Dining Room

26'4 x 25'8 (8.03m x 7.82m)

UPVC double glazed stained glass bay window, central heating radiator, open coal fireplace with tiled hearth/surround and a decorative mantle and surround, decorative coving, two ceiling roses, television point and UPVC double glazed stained glass French doors to rear.

#### Kitchen

16'2 x 6'1 (4.93m x 1.85m)

UPVC double glazed frosted window, UPVC double glazed window, UPVC double glazed door, central heating radiator, range of high gloss wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, four door Stoves oven with seven ring gas hob, extractor hood, space and plumbing for an American fridge freezer, integrated wine cooler, integrated washing machine, under stairs storage, LED spotlights and wood effect flooring.wood effect flooring.

### First Floor

#### Landing

11' x 8'6 (3.35m x 2.59m)

UPVC double glazed window, central heating radiator, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

14'5 x 12'7 (4.39m x 3.84m)

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

#### Bedroom Two

11'6 x 11'3 (3.51m x 3.43m)

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

#### Bedroom Three

8'6 x 8'1 (2.59m x 2.46m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'5 x 6'3 (2.26m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, rinse head, overhead, direct feed rainfall shower, extractor fan, LED spotlights, tiled elevation and vinyl flooring.

### External

#### Front

Tarmac driveway for numerous vehicles, EV charging point, bedding areas, mature shrubs and gate leading to rear of property.

#### Rear

Laid to lawn garden, paved patio, bedding areas, mature shrubs, decked seating area with glass balustrade, timber shed and outbuilding with electrics.

