



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			91
(81-91) B		83	
(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.

Mill Gardens, Great Harwood, BB6 7FN
Offers Over £200,000

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- Immaculate Townhouse Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating B
- Three Bedrooms
- Set Over Three Floors
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

Composite double glazed frosted front door, central heating radiator, doors leading to WC, garage, reception room two, understairs storage and stairs to first floor.

WC

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, tiled splashback, extractor fan and tiled flooring.

Reception Room Two

16'6 x 10'1 (5.03m x 3.07m)

UPVC double glazed window, central heating radiator and UPVC double glazed French doors to rear.

Garage

19'4 x 8'10 (5.89m x 2.69m)

First Floor

Landing

10'10 x 7'4 (3.30m x 2.24m)

Central heating radiator, doors leading to reception room one, kitchen/dining area and stairs to second floor.

Reception Room One

17'8 x 16'8 (5.38m x 5.08m)

UPVC double glazed window, central heating radiator, television point, spotlights and UPVC double glazed French doors.

Kitchen/Dining Area

16'6 x 11'0 (5.03m x 3.35m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with quartz effect laminate worktops, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, spotlights, extractor fan and tiled flooring.

Second Floor

Landing

9'2 x 7'4 (2.79m x 2.24m)

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

Bedroom One

11'7 x 8'10 (3.53m x 2.69m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'10 x 5'5 (2.08m x 1.65m)

Central heating radiator, dual flush WC, corner direct feed shower enclosed, part tiled elevations, extractor fan, spotlights and tiled flooring.

Bedroom Two

13'10 x 8'8 (4.22m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'4 x 7'7 (3.15m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 6'9 (2.67m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, boiler cupboard, spotlights, extractor fan, part tiled elevations and tiled flooring.

External

Rear

Enclosed garden with paving, decking, bedding areas and stone chippings.

Front

Block paved driveway, stone chipping bedding areas and access to garage.

