



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			
(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.

Windsor Road, Great Harwood, BB6 7RR

Offers In The Region Of £149,950

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms and neutral decoration, this outstanding three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. Not overlooked from the front and benefiting from two bathrooms, two living areas and stylish interior, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you through to a fitted kitchen. The kitchen leads on to a utility room and out to the rear. The utility room guides you through to a shower room. The first floor comprises of doors on to three generously sized bedrooms and a bathroom. Externally there is an enclosed yard to the rear and garden to the front with paving and bedding areas.

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

Windsor Road, Great Harwood, BB6 7RR

Offers In The Region Of £149,950



- Terraced Property
- Fitted Kitchen And Separate Utility Room
- On Street Parking
- EPC Rating: TBC
- Three Bedrooms
- Two Bathrooms
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

4'3 x 3'3 (1.30m x 0.99m)

Composite double glazed frosted entrance door, coving, wood effect laminate flooring and hardwood single glazed frosted door to hall.

Hall

12' x 3'3 (3.66m x 0.99m)

Central heating radiator, coving, corbels, wood effect laminate floor, stairs to first floor and doors to two reception rooms.

Reception Room One

14'1 x 10'6 (4.29m x 3.20m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with tiled hearth and oak mantle, TV point and under stairs storage.

Reception Room Two

14'3 x 14'1 (4.34m x 4.29m)

UPVC double glazed bay window, central heating radiator, gas fire with tiled hearth and oak mantle, TV point, wood effect laminate floor and door to kitchen.

Kitchen

12'3 x 7'5 (3.73m x 2.26m)

UPVC double glazed window, central heating radiator, spotlights, range of white wall and base units, granite effect worktops, tiled splash back, one and half bowl composite sink with draining board and mixer tap, space for freestanding cooker, extractor fan, space for fridge, integrated shelving, storage, lino flooring, door to utility room and UPVC door to rear.

Utility Room

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

UPVC double glazed window, plumbing for washing machine, space for dryer, space for fridge freezer, granite effect worktops, Main boiler, lino flooring and open to shower room.

Shower Room

7'5 x 4'1 (2.26m x 1.24m)

UPVC double glazed frosted window, low level WC, wall mounted wash basin with traditional taps, electric feed shower in enclosure, tiled elevation, PVC ceiling and lino flooring.

First Floor

Landing

9 x 7'7 (2.74m x 2.31m)

Coving, loft access and doors to three bedrooms and bathroom.

Bedroom One

14'3 x 11'11 (4.34m x 3.63m)

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

Bedroom Two

11'3 x 6' (3.43m x 1.83m)

UPVC double glazed window, central heating radiator, dado rail and storage cupboard.

Bedroom Three

8' x 7'7 (2.44m x 2.31m)

UPVC double glazed window, central heating radiator, coving and dado rail.

Bathroom

6'3 x 5'9 (1.91m x 1.75m)

Velux window, central heating radiator, spotlights, low level WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, tiled elevation, wood cladding to ceiling and wood effect laminate flooring.

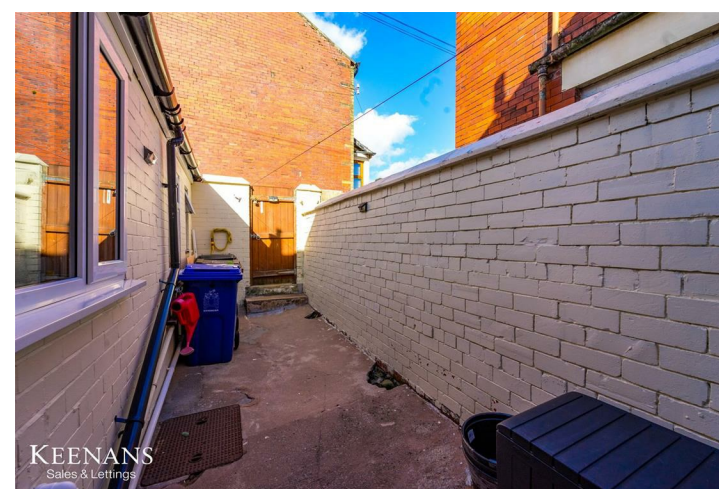
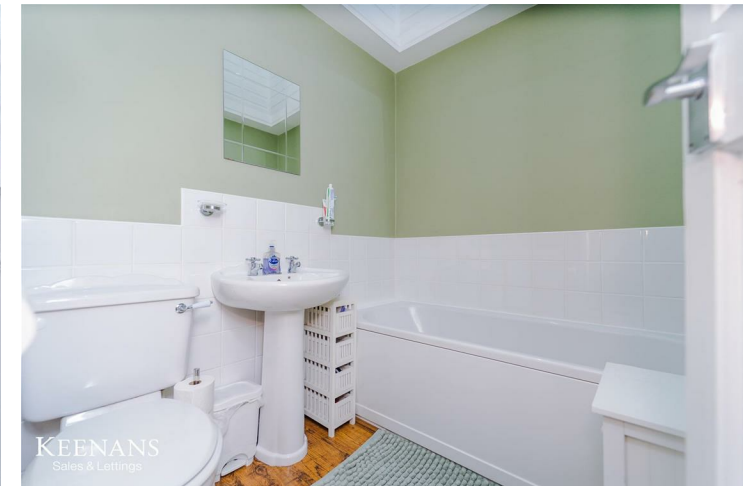
External

Front

Paved garden with bedding areas.

Rear

Enclosed yard with gated access to rear.



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