



Total area: approx. 103.2 sq. metres (1111.1 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Comber Crescent, Great Harwood, BB6 7FX

### £249,950

EXCEPTIONAL NEW BUILD DEVELOPMENT - EARLY VIEWING IS RECOMMENDED!

Keenans Estate Agents are proud to welcome to the market a range of high quality finished Two, Three and Four bedroomed exclusive homes, within the newly built complex of Beamer Gardens. These exceptional properties benefit from an abundance of indoor space, high quality fixtures and fittings and having being finished to the highest off standards throughout they would make the perfect family home! Situated conveniently close to bus routes, amenities and network links to Manchester, Preston and beyond.

The property comprises briefly; a welcoming entrance hallway guides you through to a WC, stunning open plan living room and staircase to the first floor. The living room then guides you through to a high quality, contemporary kitchen diner fitted with beautiful units and leads on to a utility room. The first floor comprises of Three generously sized bedrooms and a contemporary family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a garden to the rear being laid to lawn, patio area and an external bike shed. To the front there is a double driveway with laid to lawn and bedding areas.

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



# Comber Crescent, Great Harwood, BB6 7FX

£249,950



- New Build Development
- Spacious Rooms Throughout
- Early Viewing Recommended
- EPC Rating TBC
- Detached & Semi Detached Properties Available
- High Specification
- Front & Rear Gardens
- Off Road Parking
- Tenure TBC
- Council Tax Band TBC

## Ground Floor

### Entrance

Composite double-glazed door to the hallway.

### Hallway

12'03 x 6'05 (3.73m x 1.96m)

Central heating radiator, smoke alarm, vinyl flooring, doors to the reception room and WC.

### WC

6'05 x 3'04 (1.96m x 1.02m)

Chrome heated towel rail, two-piece suite comprising of a dual flushed WC, elevated wash basin with mixer taps, extractor fan, tiled flooring and wall mounted mirror

### Reception Room

13'01 x 12 (3.99m x 3.66m)

UPVC double glazed window, central heating radiator, smoke alarm, television point, vinyl flooring, open to the kitchen diner.

### Kitchen Diner

18'09 x 15'04 (5.72m x 4.67m)

UPVC double glazed window, central heating radiator, a range of wall and base units, laminate work surface, stainless steel sink and drainer with a mixer tap, integrated electric oven with a four-ring induction hob and extractor hood, space for fridge freezer and plumbing for dishwasher, smoke alarm, door to the utility room, vinyl flooring and UPVC double glazed patio doors to the rear.

### Utility Room

Laminate work top, plumbing for a washing machine and vinyl flooring.

## First Floor

Carpeted throughout the first floor

### Landing

11'06 x 7'08 (3.51m x 2.34m)

Loft access, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

12'02 x 10'11 (3.71m x 3.33m)

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

### En Suite

8'07 x 4'05 (2.62m x 1.35m)

UPVC double glazed frosted window, chrome heated towel rail, three-piece suite comprising of a double direct feed shower enclosure, elevated wash basin with mixer taps, dual flushed WC, part tiled elevations, spotlights, extractor fan, tiled flooring.

### Bedroom Two

12'09 x 10'11 (3.89m x 3.33m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

10'09 x 7'08 (3.28m x 2.34m)

UPVC double glazed window, central heating radiator.



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