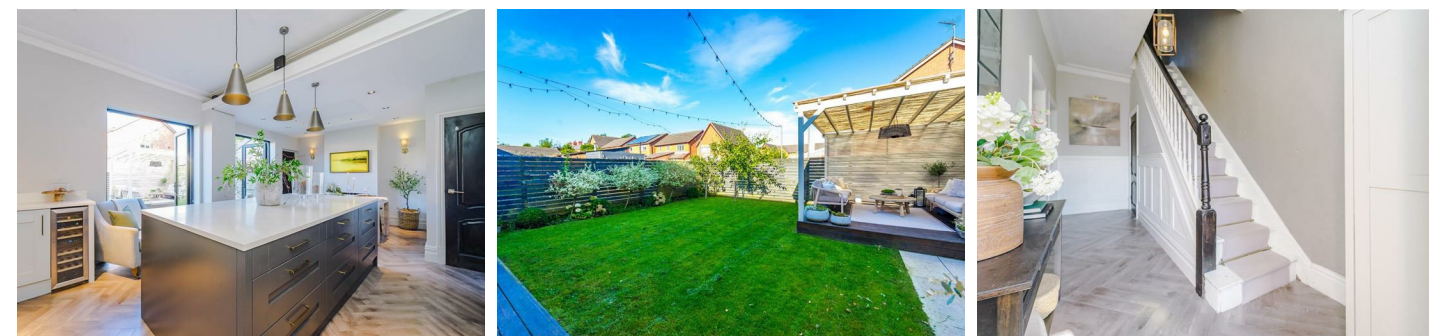


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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.

Harwood Lane, Great Harwood, BB6 7SN

Offers Over £315,000

AN EXQUISITE FAMILY HOME

Offering an abundance of high quality, fully renovated indoor and outdoor space, immaculate presentation and stylish interiors, this outstanding four bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Great Harwood. Having undergone a full transformation with no detail missed, enviable landscaped gardens, modern fixtures and fittings and flowing internally with character and charm, this exceptional property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary open plan kitchen diner and staircase to the first floor. The reception room boasts enviable cast iron multi fuel burner and stunning original features. The kitchen benefits from modern wall and base units, high quality integrated appliances and stylish fittings and leads through to a utility room and out through two double doors on to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. Externally, there is a laid to lawn garden with decking, paving, external oven and pizza oven and pergola which is all fully equipped with lighting and power. To the front there is a laid to lawn garden with driveway.

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

Harwood Lane, Great Harwood, BB6 7SN

Offers Over £315,000



- Fully Renovated Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Four Piece Bathroom Suite
- Immaculate Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall

17'10 x 6'11 (5.44m x 2.11m)

Hardwood single glazed stained glass front door, hardwood single glazed stained glass window, coving, dado rail, feature wall light, understairs storage, integrated storage, wood effect laminate flooring with underfloor heating, solid wood doors to reception room, kitchen/dining area and stairs to first floor.

Reception Room

15'5 x 14'1 (4.70m x 4.29m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, Tiger cast iron multifuel burner with tiled hearth, two feature wall lights and television point.

Kitchen/Dining Area

23'1 x 14'7 (7.04m x 4.45m)

UPVC double glazed window, range of apnelled wall and base units with mineral quartz worktops, inset ceramic sink with spout mixer tap, three door Rangemaster range cooker with five ring halogen hob and extractor hood, space for American-style fridge freezer, integrated dishwasher and wine cooler, coving, spotlights, plinth lighting, five feature wall lights, integrated counter island, wood effect laminate flooring with wet underfloor heating, door to utility, door to rear and two composite double glazed French doors to rear.

Utility

6'8 x 4'9 (2.03m x 1.45m)

Laminate worktop, plumbing for washing machine, space for dryer, integrated shelving and storage, feature wall light and wood effect laminate flooring with wet underfloor heating.

First Floor

Landing

12'7 x 10'3 (3.84m x 3.12m)

Coving, smoke detector, loft access, feature wall light, wood panel elevations, storage cupboard, doors leading to four bedrooms and family bathroom.

Bedroom One

14'2 x 11'11 (4.32m x 3.63m)

UPVC double glazed leaded stained glass window, central heating radiator, coving and wood panel elevations.

Bedroom Two

14'2 x 11'7 (4.32m x 3.53m)

UPVC double glazed window, central heating radiator, coving, integrated desk, shelving and two feature wall lights.

Bedroom Three

9'10 x 8'5 (3.00m x 2.57m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Four

8'3 x 8'2 (2.51m x 2.49m)

UPVC double glazed leaded stained glass window, central heating radiator, coving, wood panel elevations, integrated bed, shelving and two feature wall lights.

Bathroom

9'10 x 6'11 (3.00m x 2.11m)

UPVC double glazed frosted window, freestanding rolltop bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, tiled elevations, wood panel elevations, two feature wall lights, spotlights, dado rail and tiled flooring with electric underfloor heating.

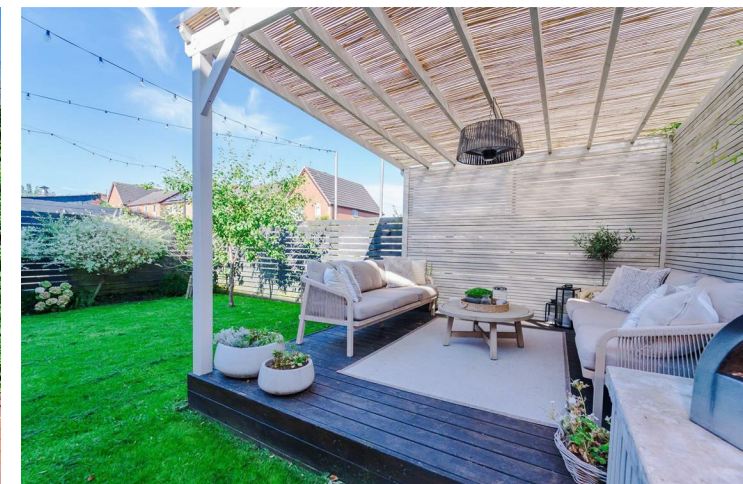
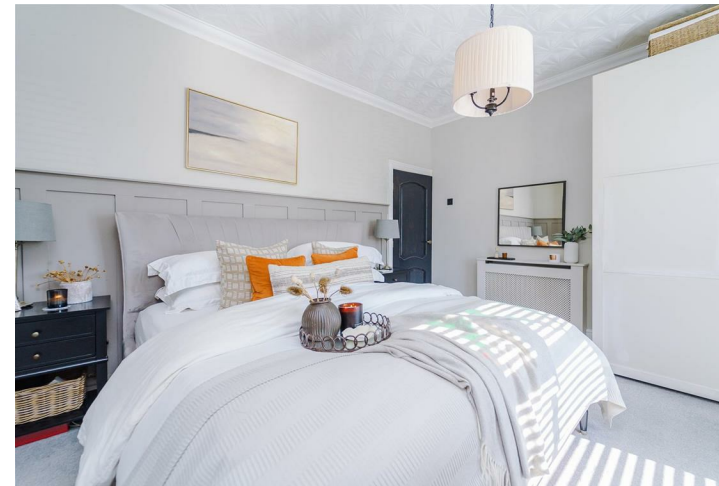
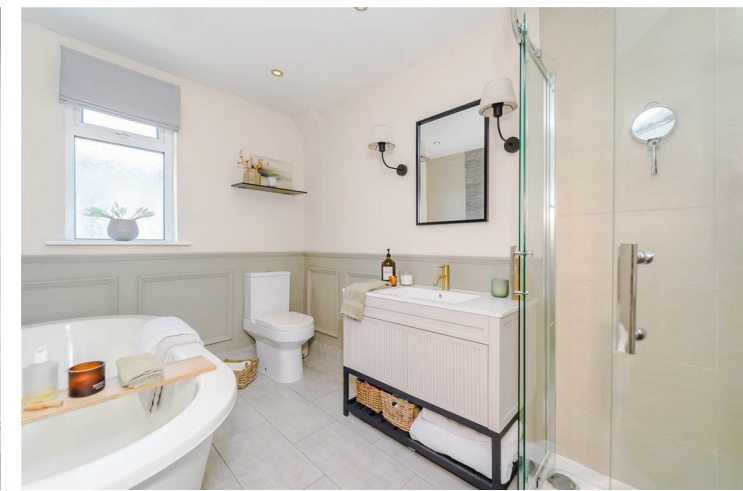
External

Rear

Laid to lawn garden with paving, bedding areas, external oven, pizza oven and BBQ, decking, pergola, external power and lighting.

Front

Laid to lawn garden with bedding and off road parking.



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