



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.



Comber Crescent, Great Harwood, BB6 7FX

£270,000

*** PHASE 1 NOW SOLD OUT - PHASE 2 NOW AVAILABLE ***

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.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 **2**  **1**  **1** 

Entrance
Composite double glazed door to the hallway

Hallway
14'8 x 3'11 (4.47m x 1.19m)
Central heating radiator, loft access and smoke alarm, doors to two bedrooms, a shower room and an open plan living/kitchen/diner.

Bedroom One
11'9 x 11'1 (3.58m x 3.38m)
Two UPVC double glazed windows, central heating radiator.

Bedroom Two
10'8 x 7'3 (3.25m x 2.21m)
UPVC double glazed window, central heating radiator.

Shower Room
7'2 x 5'2 (2.18m x 1.57m)
UPVC double glazed window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer taps, direct feed shower, partially tiled elevations, spotlights, extractor fan.

Open Plan Living Kitchen Diner
21'4 x 17'8 (6.50m x 5.38m)
Three UPVC double glazed windows, two central heating radiators, UPVC double glazed French doors to the rear, door to utility cupboard.

Utility Cupboard
7'2 x 2'7 (2.18m x 0.79m)
Wall mounted Ideal combination boiler, plumbing for a washing machine.

External
Driveway providing off-road parking. Rear and side garden.

