



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Harwood Lane, Great Harwood, BB6 7SN

### Offers Over £199,950

AN EXCEPTIONAL FAMILY HOME WITH DETACHED GARAGE AND DOUBLE DRIVEWAY

Having been presented and updated beautifully throughout with stylish interior, an abundance of indoor space, detached garage and double driveway, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. modern fixtures and fittings, added study space and having been recently refurbished, this 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, Accrington, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, open on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen leads on to a utility room and out to the rear. The first floor comprises of doors on to three generously sized bedrooms, study and a contemporary fitted family bathroom. Externally there is an enclosed stone chip yard to the rear with paving areas, steps down to the double driveway and access on to the detached garage. To the front there is a paved garden with bedding areas.

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 £199,950



- Beautifully Presented End Terrace Property
- Modern Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms and Study
- Ample Living Space
- Tenure Leasehold
- Three Piece Bathroom Suite
- Enclosed Yard to Rear
- Council Tax Band B

### Ground Floor

#### Entrance Vestibule

4'10 x 3'10 (1.47m x 1.17m)

Composite double glazed frosted leaded front door, meter cupboard, original tiled flooring and single glazed door to hall.

#### Hall

2'5 x 5'0 (0.74m x 1.52m)

Central heating radiator, understairs storage, doors to two reception rooms, open to kitchen and stairs to first floor.

#### Reception Room One

16'1 x 13'1 (4.90m x 3.99m)

UPVC double glazed box window, central heating radiator, coving, ceiling rose, meter cupboard, gas fire with granite effect hearth and surround, two feature wall lights, television point, wood effect laminate flooring and single glazed double doors to reception room two.

#### Reception Room Two

14'0 x 11'11 (4.27m x 3.63m)

UPVC double glazed window, central heating radiator, coving, ceiling fan, two feature wall lights, granite effect hearth and television point.

#### Kitchen

15'10 x 8'8 (4.83m x 2.64m)

UPVC double glazed box window, UPVC double glazed frosted window, range of wall and base units with granite effect worktops, tiled splashback, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated electric double oven with four ring induction hob and extractor hood, space for fridge freezer, tiled effect vinyl flooring, door to utility and UPVC double glazed frosted door to rear.

#### Utility

8'8 x 5'2 (2.64m x 1.57m)

UPVC double glazed frosted window, Worcester boiler, plumbing for washing machine, space for dryer and tiled effect lino flooring.

### First Floor

#### Landing

18'5 x 5'11 (5.61m x 1.80m)

UPVC double glazed window, access to fully boarded loft with lighting and pull down ladder, doors to three bedrooms, study and bathroom.

#### Bedroom One

17'5 x 14'11 (5.31m x 4.55m)

Two UPVC double glazed windows, central heating radiator, ceiling fan and fitted wardrobes.

#### Bedroom Two

11'4 x 9'0 (3.45m x 2.74m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'1 x 8'11 (3.38m x 2.72m)

UPVC double glazed window, central heating radiator and ceiling fan.

#### Study

5'10 x 5'8 (1.78m x 1.73m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bathroom

11'1 x 6'6 (3.38m x 1.98m)

Central heated towel rail, P-shaped panel bath with direct feed rainfall shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, PVC panel elevations, wood cladding to ceiling, spotlights, extractor fan and wood effect laminate flooring.

#### External

#### Rear

Stone chip yard with paving, double driveway and access to detached garage.

#### Garage

17'11 x 10'7 (5.46m x 3.23m)

UPVC double glazed frosted window, power, lighting and up and over garage door.

