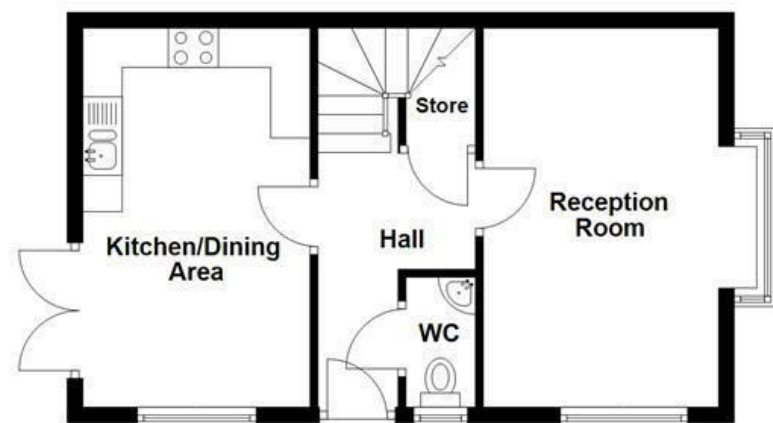
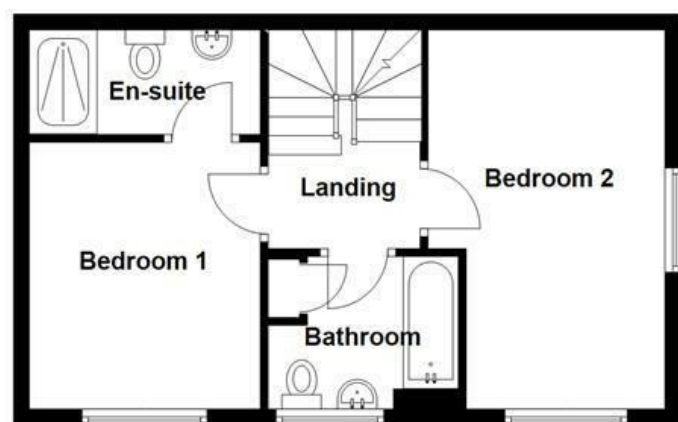


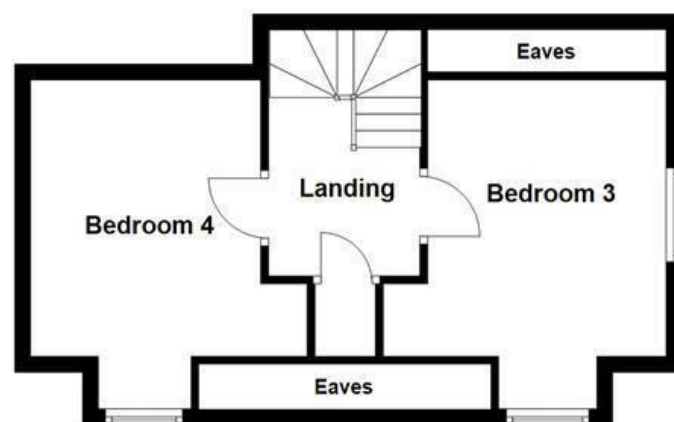
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 85 | 94 |
| (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.

Mortimer Avenue, Great Harwood, BB6 7FG

£260,995

AN OUTSTANDING BRAND NEW FAMILY HOME

Located within a fantastic new build estate within the ever popular town of Great Harwood stands this exceptional four double bedroom detached property. Being the last plot within the development, this property offers spacious rooms, neutral decoration and high quality fixtures and fittings and 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. With four double bedrooms, two bathrooms and an open plan kitchen diner, this property is truly the perfect family home not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner, WC and staircase to the first floor. The kitchen diner boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to two double bedrooms, family bathroom and staircase to the second floor. The main bedroom offers a fantastic en suite shower room. The second floor leads on to two additional double bedrooms. Externally there is a laid to lawn garden with paving areas to the rear and laid to lawn garden to the front with access to accommodate three cars.

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

Mortimer Avenue, Great Harwood, BB6 7FG

£260,995



- Exceptional Detached New Build Property
- Modern Fitted Dining Kitchen
- Immaculate Wraparound Gardens
- EPC Rating B
- Four Double Bedrooms
- Neutral Decoration Throughout
- Tenure TBC
- Spread Across Three Floors
- Abundance of Space
- Council Tax Band TBC

Ground Floor

Entrance Hall

15'10 x 6'7 (4.83m x 2.01m)

Composite double glazed frosted front door, central heating radiator, smoke detector, understairs storage, doors to reception room, kitchen/dining area, WC and stairs to first floor.

WC

5'5 x 2'11 (1.65m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner pedestal wash basin with mixer tap and wood effect lino flooring.

Reception Room

15'10 x 12'3 (4.83m x 3.73m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator and television point.

Kitchen/Dining Area

15'10 x 9'6 (4.83m x 2.90m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric Indesit oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, integrated Ideal boiler, tiled effect lino flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'2 x 6'7 (2.79m x 2.01m)

Central heating radiator, smoke detector, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

11'3 x 9'9 (3.43m x 2.97m)

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

En Suite

9'9 x 4'3 (2.97m x 1.30m)

Central heating radiator, double direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan and wood effect lino flooring.

Bedroom Two

15'10 x 10'0 (4.83m x 3.05m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

7'11 x 6'4 (2.41m x 1.93m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, integrated linen cupboard, extractor fan and wood effect lino flooring.

Second Floor

Landing

10'1 x 6'7 (3.07m x 2.01m)

Central heating radiator, smoke detector, storage cupboard and doors to two bedrooms.

Bedroom Three

13'7 x 12'3 (4.14m x 3.73m)

Two UPVC double glazed windows, central heating radiator and eave storage.

Bedroom Four

13'7 x 11'8 (4.14m x 3.56m)

UPVC double glazed window, central heating radiator and eave storage.

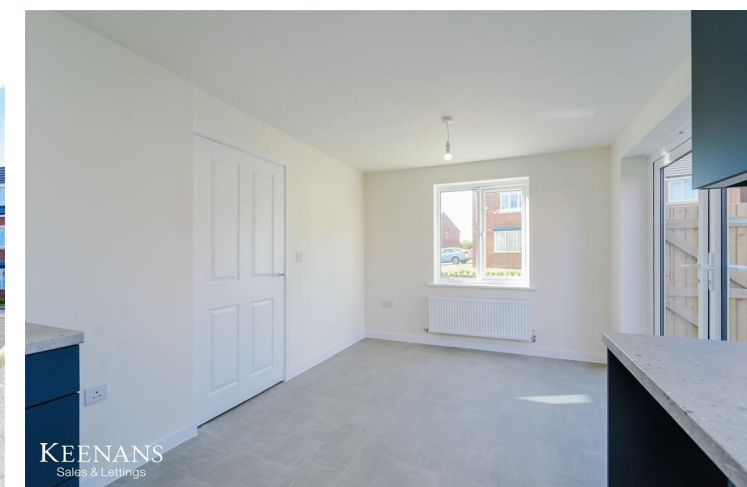
External

Rear

Enclosed laid to lawn garden with paving and access to off road parking.

Front

Wraparound laid to lawn garden.



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