

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		83	
(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.

Frankland Chase, Great Harwood, BB6 7FQ

Offers Over £195,000

IDEAL SINGLE STOREY LIVING

Situated on Frankland Chase in Great Harwood, this 2-bedroom semi-detached bungalow is a true gem waiting to be discovered. As you step into the property, you are greeted by a spacious reception area, ideal for both everyday living and hosting gatherings with friends and family.

The open back garden is a delightful feature of this home, offering a perfect outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day. The two bedrooms in this bungalow are well-sized, providing an ideal home for a small family or a couple wishing to downsize.

One of the standout features of this property is its single-level layout, ensuring easy access and convenience for all. Whether you are looking for a home to retire in or a place to start a new chapter, this bungalow caters to a variety of needs with its thoughtful design.

This property strikes the perfect balance between indoor comfort and outdoor relaxation. Don't miss the opportunity to make this lovely house your home.

Frankland Chase, Great Harwood, BB6 7FQ

Offers Over £195,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating B
- Allocated Off Road Parking
- Spacious Semi Detached Bungalow
- Two Bedrooms
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Home For A Small Family Or Couple Wishing To Downsize
- Enclosed Ample Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite door to hallway

Hallway

14'3 x 4'6 (4.34m x 1.37m)

Central heating radiator, loft access, smoke alarm, doors to reception room, bathroom, bedrooms one and two, storage cupboard.

Reception Room

14'7 x 13'8 (4.45m x 4.17m)

Central heating radiator, television point, UPVC double glazed French doors to rear garden and door to kitchen.

Kitchen

10'10 x 8'6 (3.30m x 2.59m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, oven with four ring gas hob, stainless steel splash back and extractor hood, plumbed for washing machine, integrated fridge freezer, integrated boiler and laminate flooring.

Bedroom One

14'4 x 10'4 (4.37m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'4 x 6'6 (3.15m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 6'6 (2.24m x 1.98m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, overhead direct feed shower, part tiled elevation, extractor fan and laminate flooring.

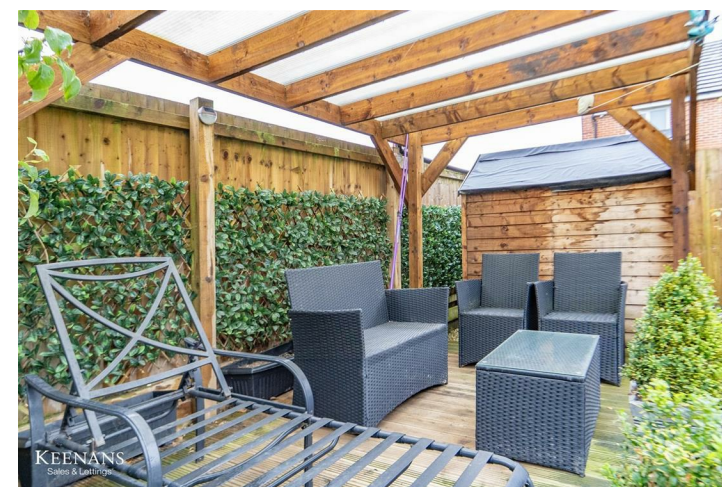
External

Rear

Enclosed laid to lawn garden, pebble chip pathways, paved and bedding areas, mature shrubs, elevated decked seating area with pergola, timber shed and greenhouse.

Front

Paved path to front entrance door, driveway, hedge and laid to lawn area.



Tel: 01254389384

www.keenans-estateagents.co.uk