



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	76	
(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.

Mill Gardens, Great Harwood, BB6 7FN

Offers Over £250,000

AN IDYLIC FAMILY HOME

Offering an abundance of indoor and outdoor space, stylish decoration and modern fixtures and fittings, this enviable four bedroom townhouse property is being proudly welcomed to the market in the sought after location of Great Harwood. With spacious rooms, fantastic annex-style living space to the ground floor and stunning wrap around gardens, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links. A credit to the current owner, this property has been transformed into a stylish and spacious home ready to move straight into!

The property comprises briefly: a welcoming entrance hallway provides access through to a spacious reception room, study, WC and houses a staircase to the first floor. The reception room leads on to a double bedroom and shower room, creating a fantastic separate accommodation. The first floor comprises of doors on to a spacious living room, open plan kitchen diner and staircase to the second floor. The kitchen boasts modern wall and base units and integrated appliances. The second floor guides you on to three double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed wraparound garden to the rear with laid lawn, paving, decking and bedding areas. To the front there is a driveway.

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

Mill Gardens, Great Harwood, BB6 7FN

Offers Over £250,000

 4  3  2  C

- Enviaible Townhouse Property
- Spread Across Three Floors
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Modern Fitted Kitchen
- Tenure Freehold
- Three Bathrooms
- Immaculate Wraparound Garden
- Council Tax Band D

Ground Floor

Entrance Hall

19'10 x 7'4 (6.05m x 2.24m)
Composite double glazed leaded front door, UPVC double glazed window, central heating radiator, smoke detector, understairs storage, wood effect laminate flooring, doors to study, reception room one, WC and stairs to first floor.

WC

8'6 x 3'4 (2.59m x 1.02m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan and tiled flooring.

Reception Room One

19'9 x 8'7 (6.02m x 2.62m)
UPVC double glazed window, central heating radiator, spotlights, television point, wood effect laminate flooring, doors to bedroom four and shower room.

Bedroom Four

10'1 x 8'8 (3.07m x 2.64m)
Central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

Shower Room

7'9 x 3'11 (2.36m x 1.19m)
Central heated towel rail, double direct feed rainfall shower enclosed with rinse head, dual flush WC, vanity top wash basin with mixer tap, granite effect panel elevations, spotlights, extractor fan and tiled effect lino flooring.

Study

10'1 x 7'4 (3.07m x 2.24m)
Central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

11'0 x 7'6 (3.35m x 2.29m)
UPVC double glazed window, central heating radiator, smoke detector, doors to reception room two, kitchen/dining area and stairs to second floor.

Reception Room Two

17'8 x 16'10 (5.38m x 5.13m)
UPVC double glazed window, central heating radiator, spotlights, television point and UPVC double glazed French doors to Juliet balcony.

Kitchen/Dining Area

16'10 x 12'8 (5.13m x 3.86m)

Second Floor

Landing

9'8 x 7'6 (2.95m x 2.29m)
UPVC double glazed window, loft access, smoke detector, doors to three bedrooms and bathroom.

Bedroom One

16'5 x 9'8 (5.00m x 2.95m)
UPVC double glazed window, central heating radiator, fitted wardrobes, television point and door to en suite.

En Suite

6'9 x 5'4 (2.06m x 1.63m)
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

13'11 x 8'11 (4.24m x 2.72m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'5 x 7'7 (3.18m x 2.31m)
UPVC double glazed window and central heating radiator.

Bathroom

9'9 x 6'9 (2.97m x 2.06m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap and overhead direct feed shower, tiled elevations, integrated linen cupboard, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed wraparound garden with laid to lawn, paving, decking and bedding areas

Front

Off road parking.



Tel: 01254389384

www.keenans-estateagents.co.uk