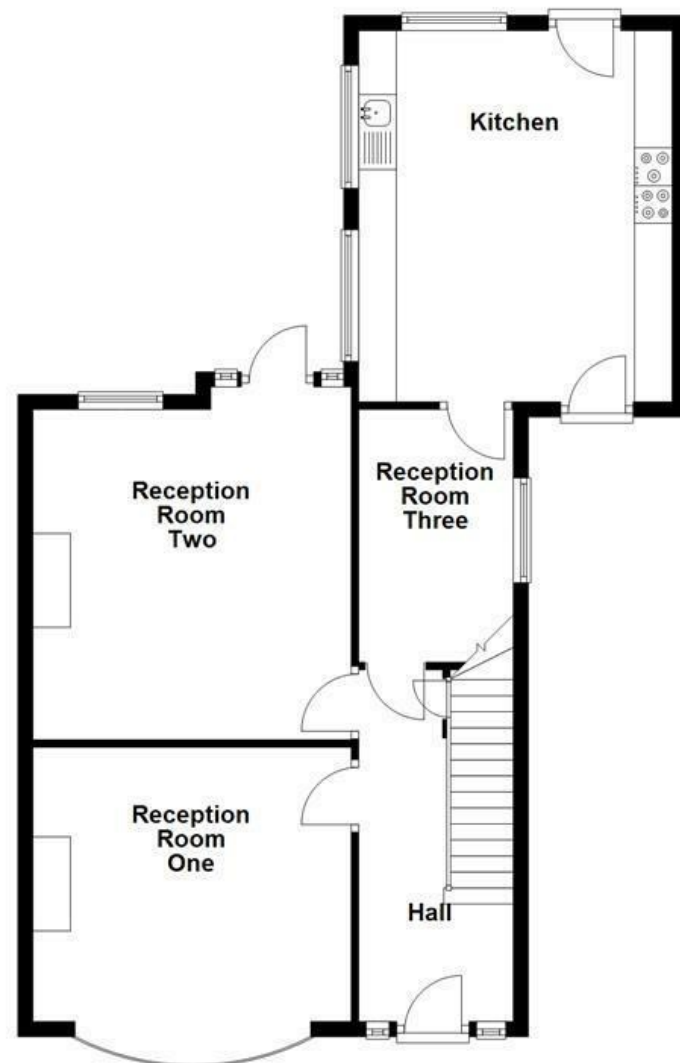
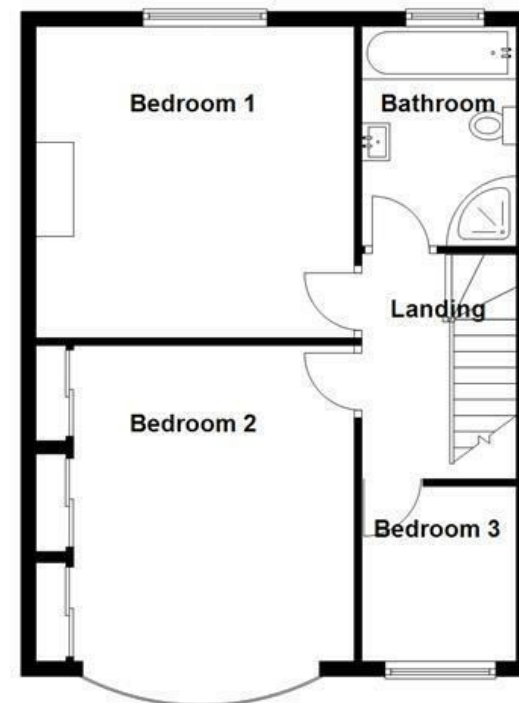


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

Park Lane, Great Harwood, BB6 7RQ

£299,950

A WONDERFUL THREE BEDROOM SEMI-DETACHED FAMILY HOME

Situated in the heart of Great Harwood, on the sought-after Park Lane, this attractive red brick, bay fronted semi-detached family home presents an excellent opportunity for those seeking a comfortable and stylish living space. With three well-proportioned reception rooms, this property is ideal for a growing family, providing ample space for both relaxation and entertaining.

The home boasts three good-sized bedrooms, ensuring that everyone has their own personal retreat. The bathroom is conveniently located, catering to the needs of family life. The property has been neutrally finished throughout, allowing for a seamless transition into your new home. The highlight of this residence is undoubtedly the stunning modern kitchen extension with integrated appliances, which not only enhances the living space but also serves as a perfect hub for family gatherings and culinary adventures.

Outside, you will find off-road parking for two vehicles, a valuable feature in this popular area. The low maintenance rear garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues with friends and family.

This property is perfectly positioned for easy access to nearby amenities, schools, and transport links, making it a practical choice for families. With its charming features and modern conveniences, this semi-detached house is ready for you to move straight in and start creating lasting memories. Don't miss the chance to make this delightful home your own.

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Park Lane, Great Harwood, BB6 7RQ

£299,950

3

1

3

D

Tenure Leasehold

Off Road Parking

Sought After Area

Easy Access To Major Commuter Routes

Council Tax Band D

Three Reception Rooms

Abundance Of Indoor And Outdoor Space

EPC Rating D

Ideal Family Home

Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted door and side window to hall.

Hall

15'4 x 6'9 (4.67m x 2.06m)

Central heating radiator, cornice coving, partial wood effect flooring, stairs to first floor, doors to reception room one, reception room two, reception room three and under stairs storage.

Reception Room One

13'11 x 12' (4.24m x 3.66m)

UPVC double glazed bow window, central heating radiator, ceiling rose, cornice coving, two feature wall lights, living flame gas fire and television point.

Reception Room Two

14'5 x 13'11 (4.39m x 4.24m)

UPVC double glazed window, UPVC double glazed garden window and UPVC double glazed door to rear garden, central heating radiator, living flame gas fire with tiled surround and hearth, wooden mantel and cornice coving.

Reception Room Three

11'3 x 6'9 (3.43m x 2.06m)

UPVC double glazed frosted window, central heating radiator, cornice coving and door to kitchen.

Kitchen

16'2 x 13'9 (4.93m x 4.19m)

Three UPVC double glazed windows, range of high gloss wall and base units, laminate work top, island and breakfast bar, range cooker, seven ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated dishwasher, full height fridge and freezer, plumbed for washing machine, tiled floor, UPVC double glazed frosted door to rear, UPVC double glazed frosted door to front and side.

First Floor

Landing

UPVC double glazed frosted window, cornice coving, loft access, smoke alarm, doors to three bedrooms and bathroom.

Loft

20' x 8'11 (6.10m x 2.72m)

Pull down ladder, lighting and power, Velux window.

Bedroom One

14'7 x 13'11 (4.45m x 4.24m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'1 x 11'2 (3.68m x 3.40m)

UPVC double glazed bow window, central heating radiator and fitted wardrobes.

Bedroom Three

7'8 x 6'10 (2.34m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

9'5 x 6'9 (2.87m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, corner direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevation and tiled floor.

External

Rear

Paving and artificial turfed fully enclosed garden.

Front

Tarmac off road parking for two vehicles.

A hallway with a green door, a staircase with white balustrade, and a green armchair with a colorful cushion. A world map is on the wall.

A hallway with a green door, a staircase with white balustrade, and a radiator with a plant on top.

A bedroom with a double bed, a window with blinds, and a green door.

A bedroom with two single beds, a window with blinds, and a green door.

A bedroom with a double bed, a window with blinds, and a green door.

A bathroom with a bathtub, a shower, a toilet, and a window.

A bedroom with a double bed, a window with blinds, and a green door.

A house with a garden, a shed, and a red brick wall.

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