



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Holdsworth Drive, Great Harwood, BB6 7FS

### Offers Over £200,000

#### DESIRABLE THREE BEDROOM DETACHED PROPERTY

Welcome to this delightful three-bedroom detached house located on the sought-after Holdsworth Drive. This property offers a perfect blend of comfort and modern living, making it an ideal family home.

As you approach the house, you will appreciate the convenience of a private driveway, providing ample parking space. Upon entering, you are greeted by a spacious lounge that invites relaxation and family gatherings. The large modern kitchen diner is a standout feature, offering plenty of room for cooking and entertaining, making it the heart of the home.

The property boasts three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed, and there is also a convenient downstairs WC for guests and family alike.

Step outside to discover the beautifully landscaped rear garden, a perfect space for outdoor activities, gardening, or simply enjoying the fresh air. This garden is an excellent extension of the living space, ideal for summer barbecues or quiet evenings under the stars.

This home on Holdsworth Drive is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming atmosphere. With its modern amenities and charming features, it is sure to appeal to families and individuals alike. Do not miss the opportunity to make this lovely house your new home.



# Holdsworth Drive, Great Harwood, BB6 7FS

## Offers Over £200,000

 3  1  1  B

- Immaculate Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Complete Blank Canvas
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

8'6 x 2'11 (2.59m x 0.89m)

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect laminate flooring, door to kitchen and stairs to first floor.

#### Kitchen

18'1 x 12'3 (5.51m x 3.73m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with marble effect work surfaces and upstands, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, wood effect laminate flooring, understairs storage, doors leading to WC and reception room.

#### WC

6'2 x 4'9 (1.88m x 1.45m)

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

#### Reception Room

15'6 x 12'2 (4.72m x 3.71m )

Central heating radiator, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

10'11 x 7'2 (3.33m x 2.18m )

UPVC double glazed window, central heating radiator, smoke detector, loft access, doors leading to three bedrooms, bathroom and storage.

#### Bedroom One

15'7 x 10'2 (4.75m x 3.10m )

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

#### Bedroom Two

13'1 x 8'2 (3.99m x 2.49m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'6 x 7'7 (2.90m x 2.31m )

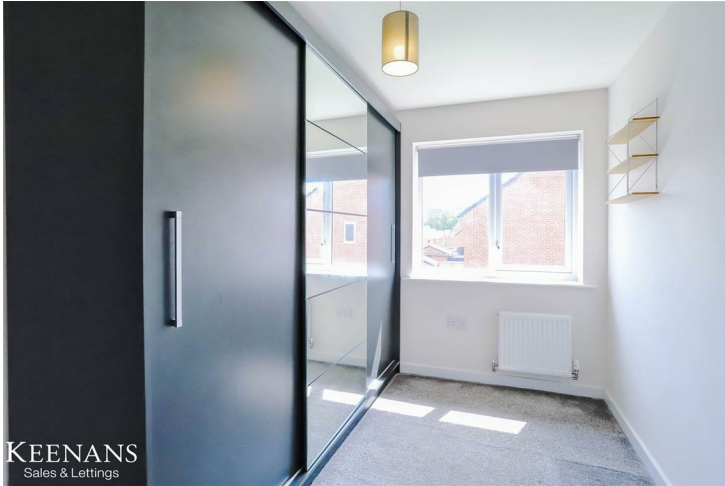
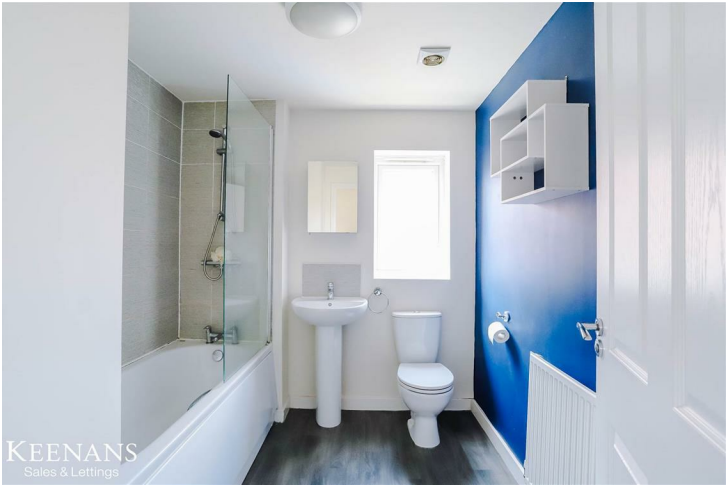
UPVC double glazed window and central heating radiator.

#### Bathroom

8'1 x 7'1 (2.46m x 2.16m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan and wood effect lino flooring.

### External



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