



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>61</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England and Wales                           |           |           |
| EU Directive 2002/91/EC                     |           |           |

England & Wales

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## St. Huberts Road, Great Harwood, BB6 7DS

### £169,950

SPACIOUS THREE BEDROOM END OF TERRACE PROPERTY

Located on St. Huberts Road in the charming town of Great Harwood, Blackburn, this delightful three-bedroom end terrace house offers a perfect blend of comfort and practicality. Spanning three floors, including a useful basement, this property is ideal for families seeking ample space and modern living.

Upon entering, you are greeted by a generous layout that features two inviting reception rooms, perfect for entertaining guests or enjoying family time. The large kitchen, complete with a stylish island, serves as the heart of the home, providing a wonderful space for culinary creativity and casual dining. The convenience of a downstairs WC adds to the practicality of the ground floor.

Onto the first floor there are three well-proportioned bedrooms, ensuring that everyone has their own personal space. The family bathroom, along with a separate shower room, caters to the needs of a busy household, making morning routines a breeze.

Outside, the property boasts both a front and rear yard, offering outdoor space for relaxation or play. Additionally, the inclusion of a garage provides valuable storage or parking options, enhancing the overall appeal of this home.

St. Huberts Road, Great Harwood, BB6 7DS

£169,950

3

2

2

D

Tenure Leasehold

Off Road Parking With Access To Garage

Ideal Family Home

Close Proximity To Local Amenities

Council Tax Band B

End Terraced Property With Viewing Essential

Three Spacious Cellar Rooms

EPC Rating D

Three Well Proportioned Bedrooms

Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hard wood door to hall.

Hall

12'5 x 11'9 (3.78m x 3.58m)

UPVC double glazed window, coving, central heating radiator, stairs to first floor, doors to two reception rooms, WC and under stairs storage.

WC

6'5 x 2'6 (1.96m x 0.76m)

Hard wood frosted window, dual flush WC, part tiled elevation and tiled floor.

Reception Room One

14'3 x 11'5 (4.34m x 3.48m)

UPVC double glazed leaded window, UPVC double glazed part leaded bay window, central heating radiator, open gas fire, coving and wood effect lino.

Reception Room Two

16'1 x 11'5 (4.90m x 3.48m)

UPVC double glazed leaded bay window, central heating radiator, coving, open gas fire and wood effect lino.

Kitchen

13'9 x 13'2 (4.19m x 4.01m)

UPVC double glazed leaded window, composite double glazed door to rear, central heating radiator, log burner with exposed stone surround, wood panel wall and base units, granite effect surface, central island with wood effect work top, composite one and a half sink and drainer with spring neck mixer tap, integrated oven, five ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer and wood effect lino

Lower Ground Floor

Cellar

12'2 x 11'8 (3.71m x 3.56m)

Lighting, open to cellar room two and cellar room three.

Cellar Room Two

12'11 x 12'11 (3.94m x 3.94m)

Hard wood door to rear, single glazed window, storage and under stairs storage.

Cellar Room Three

14'7 x 10'7 (4.45m x 3.23m)

Lighting.

First Floor

Landing

11'7 x 7'4 (3.53m x 2.24m)

Coving, smoke alarm, doors to three bedrooms, bathroom and shower room.

Bedroom One

14'5 x 11' (4.39m x 3.35m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

16'1 x 11'6 (4.90m x 3.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

13'6 x 11'5 (4.11m x 3.48m)

UPVC double glazed bay window, central heating radiator and coving.

Shower Room

8' x 7'8 (2.44m x 2.34m)

Hard wood frosted window, central heating radiator, enclosed direct feed shower, part tiled elevation and wood effect lino.

Bathroom

7'4 x 5'8 (2.24m x 1.73m)

UPVC double glazed window, central heating radiator, wood panel bath, dual flush WC, wall mounted wash basin, part tiled elevation, coving, extractor fan and wood effect lino.

External

Rear

Enclosed paved yard.

Front

Enclosed paved courtyard, stone chippings and bedding areas.

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