



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Harwood Lane, Great Harwood, BB6 7SN

Offers Over £160,000

THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A POPULAR LOCATION

Situated on Harwood Lane in the charming town of Great Harwood, Blackburn, this conveniently located three-bedroom semi-detached family home presents an excellent opportunity for those seeking to create their dream residence. The property boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

With three comfortable bedrooms, this home is ideal for a growing family, offering the perfect canvas to add personal touches and make it truly your own. The layout is practical and inviting, ensuring that every member of the family can enjoy their own space while still coming together in the heart of the home.

Situated close to a variety of local amenities and key commuter routes, this property offers both convenience and accessibility, making it an attractive option for busy families. Whether you are looking to settle down in a friendly community or seeking a project to transform a house into a home, this semi-detached property is well worth considering. Embrace the potential and envision the possibilities that await in this delightful family abode.

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Offers Over £160,000



- Tenure Leasehold
- On Street Parking
- Sought After Location
- Close Proximity To Local Amenities
- Council Tax Band B
- Ideal Family Home
- Envious Front And Rear Gardens
- EPC Rating D
- Bursting With Potential
- Easy Access To Major Commuter Routes

Ground Floor

Front

Gravel chip bedding areas and mature shrubs.

Entrance

From side elevation, composite double glazed frosted door to hall.

Hall

5'4 x 2'11 (1.63m x 0.89m)

Stairs to first floor, doors to reception room one and reception room two.

Reception Room One

15'8 x 12'8 (4.78m x 3.86m)

UPVC double glazed window, central heating radiator, coving, ornate plaster moulding to ceiling, electric fire and television point.

Reception Room Two

15'8 x 13' (4.78m x 3.96m)

UPVC double glazed window, central heating radiator, electric fire, coving, door to kitchen and under stairs storage.

Kitchen

10' x 9'4 (3.05m x 2.84m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate work top, oven with four ring electric hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

Central heating radiator, doors to three bedrooms and shower room.

Bedroom One

13' x 10'2 (3.96m x 3.10m)

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

Bedroom Two

12'7 x 6'7 (3.84m x 2.01m)

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

Bedroom Three

9'9 x 7'11 (2.97m x 2.41m)

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

Shower Room

9'2 x 5' (2.79m x 1.52m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed shower and rinse head, partial panel PVC elevation, part tiled elevation and tiled floor.

External

Rear

Bedding areas with mature shrubs and timber shed.



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