



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 74 | 82 |
| 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.

Lomax Close, Great Harwood, BB6 7TA

£375,000

AN OUTSTANDING FAMILY HOME WITH AN ABUNDANCE OF SPACE

Having been updated and presented to the highest standard throughout, this impressive four bedroom detached property is being proudly welcomed to the market in the highly regarded location of Great Harwood. With an abundance of stylish indoor space, four double bedrooms, contemporary fixtures and fittings and attached garage, this property is the perfect family home not to be missed!

The property comprises briefly; entrance via the front door to a welcoming hallway which has doors leading to the first reception room, kitchen and WC as well as stairs to the first floor. The reception room has double doors leading to the second reception room. The second reception room has a door leading to the kitchen. The kitchen leads to a conservatory which is currently used as a dining room. The kitchen also has a door leading to a spacious garage. The first floor houses a landing which has doors to four bedrooms, family bathroom and a storage cupboard. The master bedroom has a door leading to a sizeable en suite. Externally, to the front there is a block paved driveway which holds multiple vehicles and access either side to the rear. To the rear, there is an enclosed garden which has bedding and patio areas as well as artificial lawn and stone chip areas.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Lomax Close, Great Harwood, BB6 7TA

£375,000

 4  2  3  C

- Stunning Detached Property
- Stylish Decoration
- Off Road Parking for Multiple Vehicles and Garage
- EPC Rating C
- Four Bedrooms
- Three Reception Rooms
- Tenure Freehold
- Two Modern Fitted Bathrooms
- Contemporary Fitted Kitchen
- Council Tax Band E

Ground Floor

Entrance Hall

17 x 5'8 (5.18m x 1.73m)

UPVC double glazed frosted front door, central heating radiator, spotlights, coving, wood effect laminate flooring, stairs to first floor, doors leading to understairs storage, WC, reception room one and kitchen.

Reception Room One

16'11 x 11'8 (5.16m x 3.56m)

UPVC double glazed bay window, two central heating radiators, electric fire with marble surround, television point, two feature wall lights and hardwood double doors to reception room two.

Reception Room Two

10'8 x 9'7 (3.25m x 2.92m)

UPVC double glazed window, central heating radiator, two feature wall lights, coving and door to kitchen.

Kitchen

17'3 x 14'2 (5.26m x 4.32m)

UPVC double glazed window, central heating radiator, spotlights, mix of wood effect wall and base units, marble effect surfaces, tiled splashbacks, composite one and a half bowl sink with mixer tap, electric oven with four ring induction hob and extractor hood, breakfast bar, integrated microwave, fridge, washing machine and dishwasher, wood effect flooring, door to garage and open to dining room.

Dining Room

9 x 8'10 (2.74m x 2.69m)

UPVC double glazed windows, two central heating radiators and UPVC double glazed patio doors to rear.

WC

5'3 x 3'1 (1.60m x 0.94m)

Central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, spotlights, marble effect elevations and wood effect lino flooring.

Garage

16'3 x 8'8 (4.95m x 2.64m)

Boiler, electric and up and over garage door.

First Floor

Landing

9 x 5'4 (2.74m x 1.63m)

Central heating radiator, spotlights, loft access, storage cupboard, doors leading to four bedrooms and bathroom.

Bedroom One

13 x 11'10 (3.96m x 3.61m)

Two UPVC double glazed windows, central heating radiator, coving, television point, fitted wardrobes and door to en suite.

En Suite

7'1 x 5'9 (2.16m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed, dual flush WC, LED mirror, tiled elevations and tiled flooring.

Bedroom Two

14'9 x 8'6 (4.50m x 2.59m)

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

Bedroom Three

12'10 x 8'3 (3.91m x 2.51m)

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

Bedroom Four

12'5 x 8 (3.78m x 2.44m)

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

Bathroom

8'2 x 6'2 (2.49m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, spotlights, wall mounted wash basin with mixer tap, direct feed shower enclosed with rainfall shower head, LED Bluetooth mirror, fully tiled elevations and tiled flooring.

Exterior

Rear

Enclosed garden with bedding plants, stone chip areas, paved patio and artificial lawn.

Front

Block paved driveway, access to garage and access to either side of the rear.



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