



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		70	78
(55-68) D			
(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.

Delph Mount, Great Harwood, BB6 7QF

£325,000

AN OUTSTANDING FAMILY HOME

Offering an abundance of indoor and outdoor space, modern fixtures and fittings and converted garage, this enviable four bedroom detached property is being proudly welcomed to the market within the most desirable location of Great Harwood on a popular estate. With an enviable open plan kitchen/family room, two bathrooms and wrap around gardens, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links. Having been beautifully presented and updated throughout, this property has everything needed for any growing family to create their dream home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, open plan kitchen and family room and houses a staircase to the first floor. The kitchen/family room boasts modern wall and base units, integrated appliances and leads on to a utility room and out to the rear. The utility room provides access to a WC. The first floor comprises of doors on to four generously sized bedrooms and a modern four piece family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with artificial lawn and Indian stone paving. To the front there is a wrap around garden with paving, immature shrubs and off road parking for multiple vehicles.

For further information or to arrange a viewing please contact our Hyndburn team at your earliest convenience.

Delph Mount, Great Harwood, BB6 7QF

£325,000



- Exceptional Detached Property
- Impressive Dining Kitchen
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Stylish Decoration Throughout
- Council Tax Band E

Ground Floor

Entrance Hall

14'2 x 9'8 (4.32m x 2.95m)

Composite double glazed frosted front door, central heating radiator, coving, understairs storage, hardwood flooring, doors leading to two reception rooms, kitchen/family room and stairs to first floor.

Reception Room One

19'10 x 11'11 (6.05m x 3.63m)

Two UPVC double glazed windows, two central heating radiators, spotlights, smoke alarm, gas fire with granite effect hearth, surround and mantel, television point, hardwood flooring and UPVC double glazed French doors to rear.

Reception Room Two

10'4 x 9'8 (3.15m x 2.95m)

UPVC double glazed window, central heating radiator, coving and hardwood flooring.

Kitchen/Family Room

25'9 x 14'4 (7.85m x 4.37m)

UPVC double glazed window, central heating radiator, spotlights, range of white and black gloss wall and base units, granite effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, wine cooler, television point, media wall with made to measure storage and lighting, electric fire, wood effect laminate flooring, door to utility and two UPVC double glazed sliding doors to rear.

Utility

9'10 x 7'9 (3.00m x 2.36m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect worktops, composite sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, tiled flooring, door to WC and composite door to rear.

WC

9'10 x 2'11 (3.00m x 0.89m)

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

First Floor

Landing

14'5 x 10'3 (4.39m x 3.12m)

UPVC double glazed window, central heating radiator, coving, smoke detector, storage cupboard with UPVC double glazed window and boiler, doors leading to four bedrooms and bathroom.

Bedroom One

12'9 x 11'11 (3.89m x 3.63m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

9'8 x 3'11 (2.95m x 1.19m)

UPVC double glazed frosted window, central heated towel rail, double electric feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, PVC panelling to ceiling and tiled flooring.

Bedroom Two

9'10 x 9'10 (3.00m x 3.00m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

9'10 x 9'7 (3.00m x 2.92m)

UPVC double glazed window, central heating radiator, dado rail and coving.

Bedroom Four

11'9 x 6'8 (3.58m x 2.03m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bathroom

9'11 x 9'8 (3.02m x 2.95m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap, direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed garden with artificial lawn and Indian stone paving.

Front

Wrap around laid to lawn garden with paving, bedding areas, mature shrubbery and off road parking for multiple vehicles.



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