



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Whalley Road, Great Harwood, BB6 7UG

### £219,950

ENVIABLE TWO BEDROOM DETACHED BUNGALOW IN THE HEART OF GREAT HARWOOD

Situated on Whalley Road in the charming town of Great Harwood, Blackburn, this delightful detached bungalow offers a perfect blend of modern living and comfort. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

As you enter, you are welcomed into a bright and airy open-plan kitchen that seamlessly flows into the lounge, creating an inviting space for both relaxation and entertaining. The contemporary design of the kitchen is sure to impress, featuring modern appliances and ample storage, making it a joy to cook and gather with loved ones.

The bungalow boasts a stylish bathroom that has been thoughtfully designed to provide a tranquil space for unwinding after a long day. Additionally, the added utility room enhances the practicality of the home, offering extra space for laundry and storage needs.

Set behind secure gates, this property ensures privacy and peace of mind, making it a perfect sanctuary. The surrounding area of Great Harwood is known for its friendly community and convenient amenities, providing a lovely backdrop for your new home.



Whalley Road, Great Harwood, BB6 7UG  
£219,950

 2  1  1  D

- Detached Bungalow
  - Spacious Open Reception Rooms
  - Secure Gated Off Road Parking
  - EPC Rating: C
- Two Bedrooms
  - Three Piece Modern Bathroom
  - Tenure: Freehold
- Contemporary Fitted Kitchen And Separate Utility Room
  - Wrap Around Garden
  - Council Tax Band: C

Ground Floor

**Vestibule**  
4'1 x 3'2 (1.24m x 0.97m)

Composite double glazed frosted entrance door, coving and door to hall.

**Hall**  
19' x 3'2 (5.79m x 0.97m)  
Central heating radiator, coving, wood effect laminate floor and doors to two bedrooms and bathroom and open access to kitchen/dining room.

**Bedroom One**  
11'5 x 9'9 (3.48m x 2.97m)  
UPVC double glazed bay window, UPVC double glazed window, upright central heating radiator and coving.

**Bedroom Two**  
10'11 x 9'9 (3.33m x 2.97m)  
UPVC double glazed box window, upright central heating radiator, coving and loft access.

**Bathroom**  
7'1 x 6'2 (2.16m x 1.88m)  
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, P shape panel bath with mixer tap and direct feed rainfall shower and rinse head over, PVC clad ceiling, tiled elevation and tiled floor.

**Kitchen/Dining Room**  
20'7 x 9'11 (6.27m x 3.02m)  
Two UPVC double glazed windows, Velux window, central heating radiator, spotlights, gloss wall and base units, stainless steel sink with draining board and mixer tap, integrated double oven, four ring induction hob, extractor hood, space for fridge freezer, part tiled elevation, part tiled and part wood effect laminate floor, open access to reception room and composite double glazed frosted door to rear.

**Reception Room**  
11'7 x 9'11 (3.53m x 3.02m)  
UPVC double glazed bay window, upright central heating radiator, log burner.

External

**Front**  
Gated block paved drive and bedding areas.

**Rear**  
Enclosed wrap around block paving and access to utility room.

**Utility Room**  
8' x 7'9 (2.44m x 2.36m)  
Plumbing for washing machine and boiler.

