





Athertons Property & Land are delighted to offer this stunning, extended four-bedroom detached family home to the market. Boasting an impressive internal footprint, the property features a beautifully designed kitchen extension with a large vaulted sun room leading directly to the landscaped rear garden. Early viewing is highly recommended.

Internally, the property has been thoughtfully maintained, extended, and upgraded by the current owners—ideal for buyers looking to upsize. A standout feature is the reconfigured detached garage, now utilised as a spacious garden room with open access to the rear garden, perfect for entertaining or relaxing.

The property occupies a desirable south-west facing plot with open views to the side, adjoining open fields and a children's play park—an ideal setting for families.

Located on the sought-after Lyndon Park development, the home is conveniently positioned close to excellent transport links, well-regarded schools, and just a short walk from Harwood Lane's bus stop.

Upon entering, you're welcomed into the entrance hall, which offers a two-piece WC, under-stairs storage, and access to both the open-plan kitchen/diner and the spacious, dual-aspect lounge. The lounge is tastefully presented with soft carpeting and large windows that take full advantage of the property's open position.

The upgraded kitchen/diner is immaculate, featuring Corian worktops, a range of base and wall units, a central island with breakfast bar seating, induction hob, electric double oven, space for a fridge/freezer and dishwasher, and sandstone tiled flooring. Open access leads into the sun room—a show-stopping space with a vaulted ceiling, exposed beam, floor-to-ceiling skylights, large windows, and sliding doors to the rear patio. This bright and airy room transforms the entire ground floor.

Upstairs, a spacious and light landing leads first to the principal bedroom, which enjoys pleasant views and a stylish, tiled three-piece en-suite shower room. The family bathroom is similarly well-appointed with tiled walls, a P-shaped bath with overhead mains shower, dual-flush WC, and a vanity unit with wash basin. Bedroom two enjoys dual aspects and ample space for a double bed and furniture.

The second floor comprises a generous landing with a storage cupboard, giving access to two further double bedrooms. Both feature dormer windows and eaves storage, making them comfortable and practical spaces.

Externally, the rear garden includes a large paved patio that leads into the converted garden room—formerly the detached garage. Currently used as a hot tub shelter, this flexible space could easily be transformed into an outdoor kitchen or home bar. There is an artificial lawn at the rear, along with gated side access to the front driveway, which offers off-road parking for two vehicles.

Located in the heart of Lancashire, Great Harwood offers a charming mix of heritage and modern living. Once a centre of the cotton weaving industry, its rich history is reflected in landmarks like the Mercer Memorial Clock Tower. Today, the town thrives with a vibrant high street, independent shops, cafes, supermarkets, and a traditional market. Regeneration has enhanced the area while preserving its strong community spirit. With excellent schools, green spaces, and proximity to the Ribble Valley and Peel Park, Great Harwood is perfect for families and outdoor enthusiasts. Convenient access to the M65 and nearby towns including Blackburn, Burnley, and Preston also makes it an excellent choice for commuters.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be managed Freehold. Estate fee isn't due until the site is completed.

## Energy Performance Rating

B (85).

## Council Tax

Band C.

## Viewings

Strictly by appointment only.

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

## Athertons Website

To view our available properties please open your camera app on your smart phone and scan the below QR code.



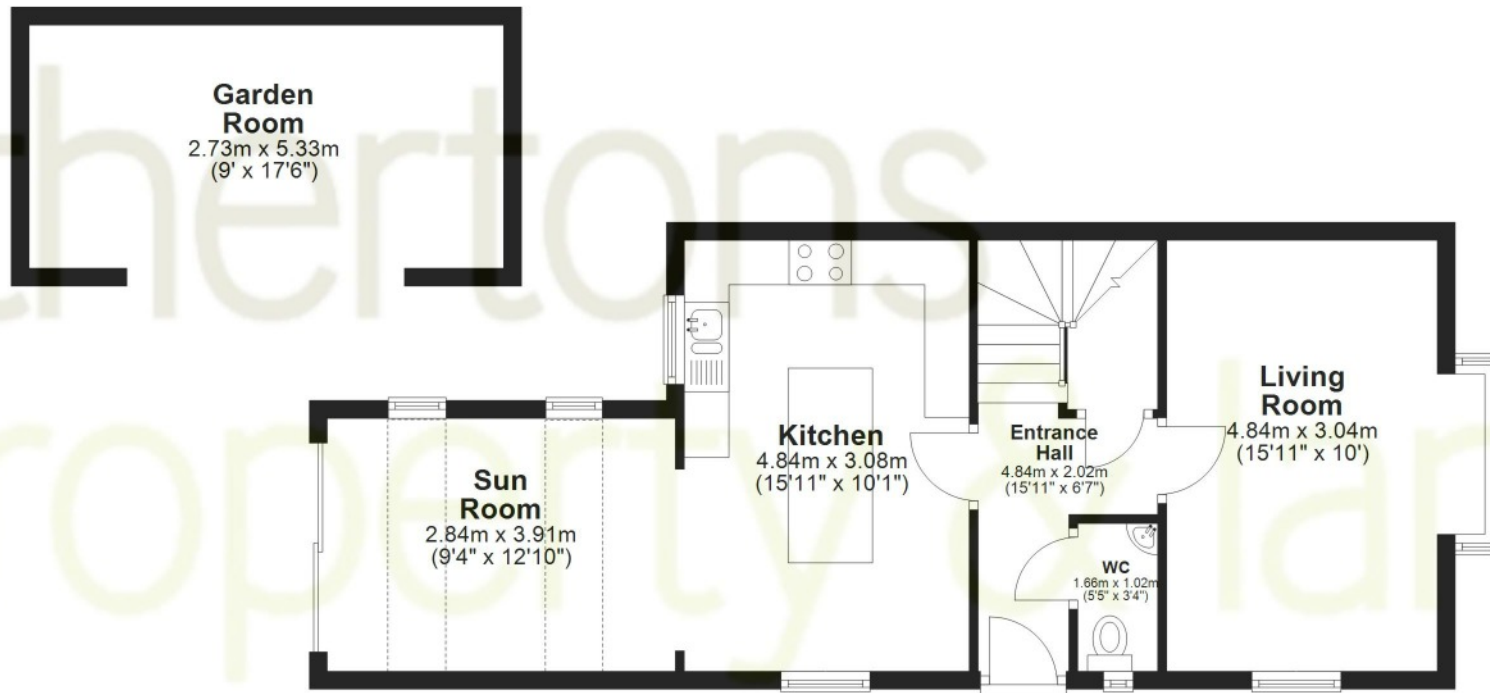






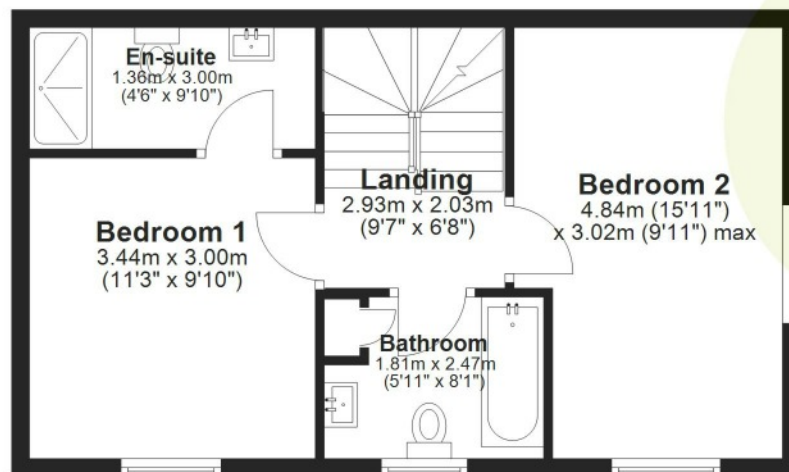
## Ground Floor

Main area: approx. 53.0 sq. metres (570.8 sq. feet)  
Plus outbuildings, approx. 14.6 sq. metres (156.7 sq. feet)



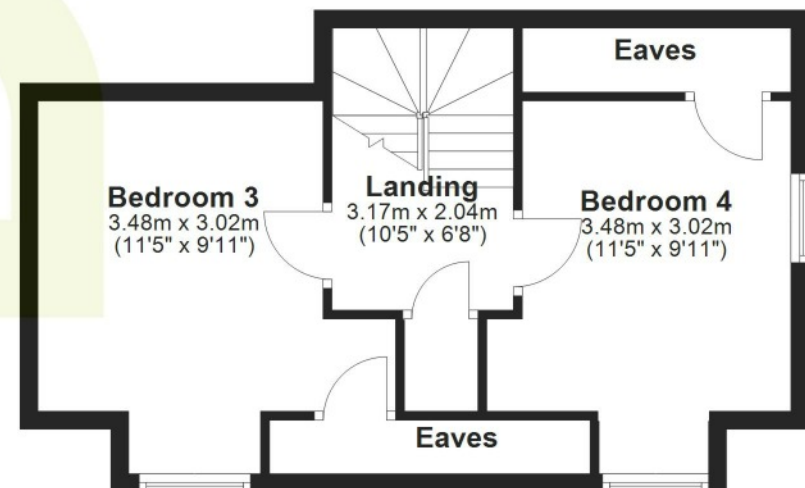
## First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



## Second Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



Main area: Approx. 131.4 sq. metres (1414.3 sq. feet)

Plus outbuildings, approx. 14.6 sq. metres (156.7 sq. feet)











