



## Millers Green Worsthorne, Lancashire BB10 3FP £273,500

A beautiful THREE bedroomed mews home located in the picturesque village of Worsthorne comprising of a welcoming entrance hallway leading to a family sized living room, large dining kitchen and a ground floor w.c. The first floor has THREE spacious bedrooms one which has a ensuite and a 3-piece house bathroom. Externally to the rear of the property is a good sized garden which has laid lawn and a flagged patio area. To the front of the property is two off road parking spaces. This property is the perfect family home with the village primary school just a short walk away. The nearest high school is located less than a mile away from the development. The development boasts excellent access links for commuters with main roads nearby including the M65, M6 and the A59. There are also frequent trains/ buses from Burnley to Manchester. If it's a gentle walk you're looking for, then the Hurstwood reservoir is just a short walk away with some amazing views.

- Part Exchange Available
- 5% Deposit Contribution
- Off Road Parking
- Rear Garden
- Village Location
- New Build Property
- Bathroom & En Suite



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82-91) <b>A</b>			(81-85) <b>A</b>		
(69-81) <b>B</b>			(69-80) <b>B</b>		
(55-68) <b>C</b>			(55-68) <b>C</b>		
(39-54) <b>D</b>			(39-54) <b>D</b>		
(29-38) <b>E</b>			(29-38) <b>E</b>		
(21-28) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	