



## Millers Green Worsthorne, Lancashire BB10 3FP £259,950

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.

- Off Road Parking
- Rear Garden
- Village Location
- New Build Property
- Bathroom & En Suite



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(10-15) A</small> <small>(16-20) B</small> <small>(21-25) C</small> <small>(26-30) D</small> <small>(31-35) E</small> <small>(36-40) F</small> <small>(41-45) G</small>	
<small>Real energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>		<small>Real environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>	