



## Millers Green Worsthorne, Lancashire BB10 3FP £254,950

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.

- Ensuite
- Three Bedrooms
- Off Road Parking
- Dining Kitchen



| Energy Efficiency Rating                                                                                                                                                                                                                                                      |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                   |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                       | Potential | Current                                                                                                                                                                                                                                                                                                          | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(48-54) <b>E</b></p> <p>(35-47) <b>F</b></p> <p>(1-34) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-100) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(40-60) <b>C</b></p> <p>(20-39) <b>D</b></p> <p>(10-19) <b>E</b></p> <p>(1-9) <b>F</b></p> <p>(0-1) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales                                                                                                                                                                                                                                                               |           | England & Wales                                                                                                                                                                                                                                                                                                  |           |