



Millers Green Worsthorne, Lancashire BB10 3FP Offers In The Region Of £349,950

A well presented family home in the picturesque village of Worsthorne with an open plan kitchen dining with access through to the utility. Downstairs also offers a spacious living space and downstairs WC. The first floor has FOUR spacious bedrooms one of which has an ensuite, and an elegant 3-piece house bathroom. Externally to the rear of the property is a large garden which has laid lawn. To the front of the property is a paved drive with ample space for off road parking as well as a garage with electrics. 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. This property also has a fully fitted alarm system.

- NEW BUILD
- GARAGE
- OFF ROAD PARKING
- EN SUITE
- UTILITY ROOM
- GROUND FLOOR W.C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82-91) A		(81-85) A	
(69-81) B		(69-80) B	
(55-68) C		(55-68) C	
(48-54) D		(48-54) D	
(35-47) E		(35-47) E	
(29-34) F		(29-34) F	
(13-28) G		(13-28) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	