



## 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 a 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.

- Off Road Parking
- Ensuite
- Utility
- Ground Floor w.c.
- Garage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
102-155 kWh/m <sup>2</sup> A		102-155 g/m <sup>2</sup> A	
156-215 kWh/m <sup>2</sup> B		156-215 g/m <sup>2</sup> B	
216-275 kWh/m <sup>2</sup> C		216-275 g/m <sup>2</sup> C	
276-335 kWh/m <sup>2</sup> D		276-335 g/m <sup>2</sup> D	
336-395 kWh/m <sup>2</sup> E		336-395 g/m <sup>2</sup> E	
396-455 kWh/m <sup>2</sup> F		396-455 g/m <sup>2</sup> F	
456-515 kWh/m <sup>2</sup> G		456-515 g/m <sup>2</sup> G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
516-575 kWh/m <sup>2</sup> G		516-575 g/m <sup>2</sup> G	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	