



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
102-155 kWh/m ² A		102-155 g/m ² A	
156-181 kWh/m ² B		156-181 g/m ² B	
182-215 kWh/m ² C		182-215 g/m ² C	
216-250 kWh/m ² D		216-250 g/m ² D	
251-292 kWh/m ² E		251-292 g/m ² E	
293-338 kWh/m ² F		293-338 g/m ² F	
339-500 kWh/m ² G		339-500 g/m ² G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	