



## Harwood New Road, Great Harwood, BB6 7TD

### Offers Over £300,000

A GORGEOUS THREE BEDROOM SEMI DETACHED FAMILY HOME IN GREAT HARWOOD!

Situated on Harwood New Road in the desirable town of Great Harwood, Blackburn, this exquisite three-bedroom semi-detached home is a true gem in a desirable location. The property has been thoughtfully extended and fully renovated from top to bottom, offering a stylish and contemporary living experience that is ready for you to move into.

As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the stunning kitchen and dining space, which boasts modern fixtures and fittings. The bifold doors seamlessly connect this area to the beautifully laid-to-lawn garden, creating an ideal setting for outdoor gatherings and family activities.

The property features a separate utility space, adding to the convenience of daily living. The master bedroom is a true retreat, complete with a walk-in wardrobe and a luxurious shower room, ensuring a private sanctuary for relaxation. Additionally, there are two generously sized bedrooms that provide ample space for family or guests, along with a well-appointed family bathroom.

With its stylish and neutral decor, this home is not only visually appealing but also practical for family life. It is a fantastic opportunity for those seeking a great family home in a friendly community. Don't miss the chance to make this delightful property your own.

Some photos have been virtually staged to help you envision your dream home!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi Detached Property
- En Suite & Walk In Wardrobe To Main Bedroom
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Contemporary Open Plan Dining Kitchen
- Enclosed Rear Yard
- Council Tax Band C

## Ground Floor

### Entrance Hallway

18'11 x 6'3 (5.77m x 1.91m)

Composite front entrance door, two UPVC double glazed frosted windows, central heating radiator, spotlights, smoke alarm, wood effect flooring, stairs to the first floor, understairs storage and doors to reception room, kitchen and utility.

### Reception Room

12'10 x 12'9 (3.91m x 3.89m)

UPVC double glazed bay window, central heating radiator and spotlights.

### Dining Kitchen

24'1 x 23'3 (7.34m x 7.09m)

UPVC double glazed frosted window, three central heating radiators, range of panelled wall and base units with quartz effect surfaces, stainless steel sink with drainer and mixer tap, electric oven and microwave in a high rise unit, four ring induction hob, extractor hood, integrated wine cooler, dishwasher and fridge freezer, spotlights, wood effect flooring and UPVC double glazed bi-folding doors to the rear.

### Utility Room

10'9 x 4'4 (3.28m x 1.32m)

Range of panelled wall and base units with granite effect surfaces, Vaillant boiler, space for dryer, spotlights, loft access, wood effect flooring and UPVC double glazed frosted door to the front elevation.

## First Floor

### Landing

8' x 7'10 (2.44m x 2.39m)

UPVC double glazed frosted window, spotlights, smoke alarm and doors to three bedrooms and bathroom.

### Bedroom One

11'7 x 10'10 (3.53m x 3.30m)

Central heating radiator, spotlights and open to the walk in wardrobe.

### Walk In Wardrobe

7'1 x 5'7 (2.16m x 1.70m)

Two UPVC double glazed windows, spotlights and door to the en suite.

## En Suite

7'2 x 5'1 (2.18m x 1.55m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin, direct feed walk in shower unit, PVC panelled elevations, spotlights, extractor fan and marble tiled flooring.

## Bedroom Two

11'7 x 10'11 (3.53m x 3.33m)

UPVC double glazed window, central heating radiator and spotlights.

## Bedroom Three

7'10 x 6'10 (2.39m x 2.08m)

UPVC double glazed window, central heating radiator and spotlights.

## Bathroom

7'11 x 6'8 (2.41m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, PVC panelled elevations, spotlights, extractor fan and marble effect tiled flooring.

## External

### Rear

Enclosed laid to lawn garden with planted beds.



Tel: 01254389384

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