

DESCRIPTION

Fardella & Bell are proud to bring to the market this superb semi detached home, positioned well, with a large driveway, front and rear gardens, 3 large bedrooms, one with a shower facility and a main family bathroom. There is an integral garage with an electric up and over door and a downstairs WC and fully fitted kitchen. Situated on one of the most sought after residential estates in Great Harwood and boasting fabulous views from the rear. With some modernisation, this will make the perfect family home.

Appointments only by calling or emailing Fardella & Bell.

MAIN FEATURES

- 3 Bedrooms
- Semi Detached
- Driveway
- Front & Rear Gardens
- Integral Garage
- uPVC Double Glazing
- Gas Central Heating
- Popular Location
- Council Band C
- Freehold













Entrance

Entering the downstairs hallway through a uPVC front door, there is a ceiling light point, radiator and fitted carpet.

Reception Room 1

This open plan living room has a gorgeous uPVC double glazed bay window, three side wall lights, radiator, carpet, exposed ceiling beams, electric fire with wooden mantle and tile hearth, dado rail, TV aerial point, under stairs storage and sliding doors to the rear reception room.

Reception Room 2

Overlooking the rear of the property this second reception room is perfect for a dining room or second sitting area, with a uPVC double glazed patio doors, fitted carpet, radiator, ceiling light point and dado rail.

Kitchen

To the rear this fully fitted kitchen has a uPVC double glazed window and rear door out to the rear garden, with spotlights to the ceiling, radiator, vinyl flooring. breakfast bar area, 1.5 bowl sink with mixer tap, complimentary work surfaces, electric double oven, gas hob with overhead extractor, under counter lighting, electric sockets perfect for work top appliances, partly tiled and panelled walls.

Garage

This garage is integral to the property, with an electric up/down door, ceiling light point, storage cupboards and shelving.

Downstairs WC

This WC is accessed through the garage, with a cloakroom sink and chrome taps, push button WC, lighting point, laminate flooring, and partially tiled walls

Landing

To the first floor landing there is a ceiling light point, smoke alarm, fitted carpet, loft access, coving, storage cupboard with shelving and light point and a second storage area with plenty of space under the property eaves.

Bedroom 1

To the front aspect, this double bedroom has a uPVC double glazed window, fitted carpet, light point, fitted wardrobe storage, radiator, dado rail, tv aerial point, one side wall light, shower cubicle with overhead electric shower and tiled walls.

Bedroom 2

To the front aspect, with a uPVC double glazed window, radiator, carpet, light point, fully fitted wardrobes and vanity unit with lighting and mirrors and tv aerial point.

Bedroom 3

This is another large bedroom suitable for a double bed, with a uPVC double glazed window, ceiling light point, radiator, fitted carpet and fitted wardrobe space.

Bathroom

This bathroom featured a 4 piece suite which is great for family living. With a uPVC double glazed window, fitted carpet, spotlight to the ceiling, radiator, panelled corner bath with chrome taps. sink with vanity unit and chrome mixer tap, shower cubicle with a partially frosted door, electric shower with chrome overhead fittings and fully tiled walls.

Outside Front

To the property outside, there is a large driveway that can comfortably hold 4/5 cars, Indian Stone Paving, steps leading to the front door and side gated access to a side workshop.

Outside Rear

To the rear, this home boasts a fantastic garden space, with paved patio areas, a large workshop with work bench lighting and electrical sockets, 2 other sheds to the back of the garden, one with water and electric points and lawned areas with an abundance of mature bushes, trees and shrubs.

Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

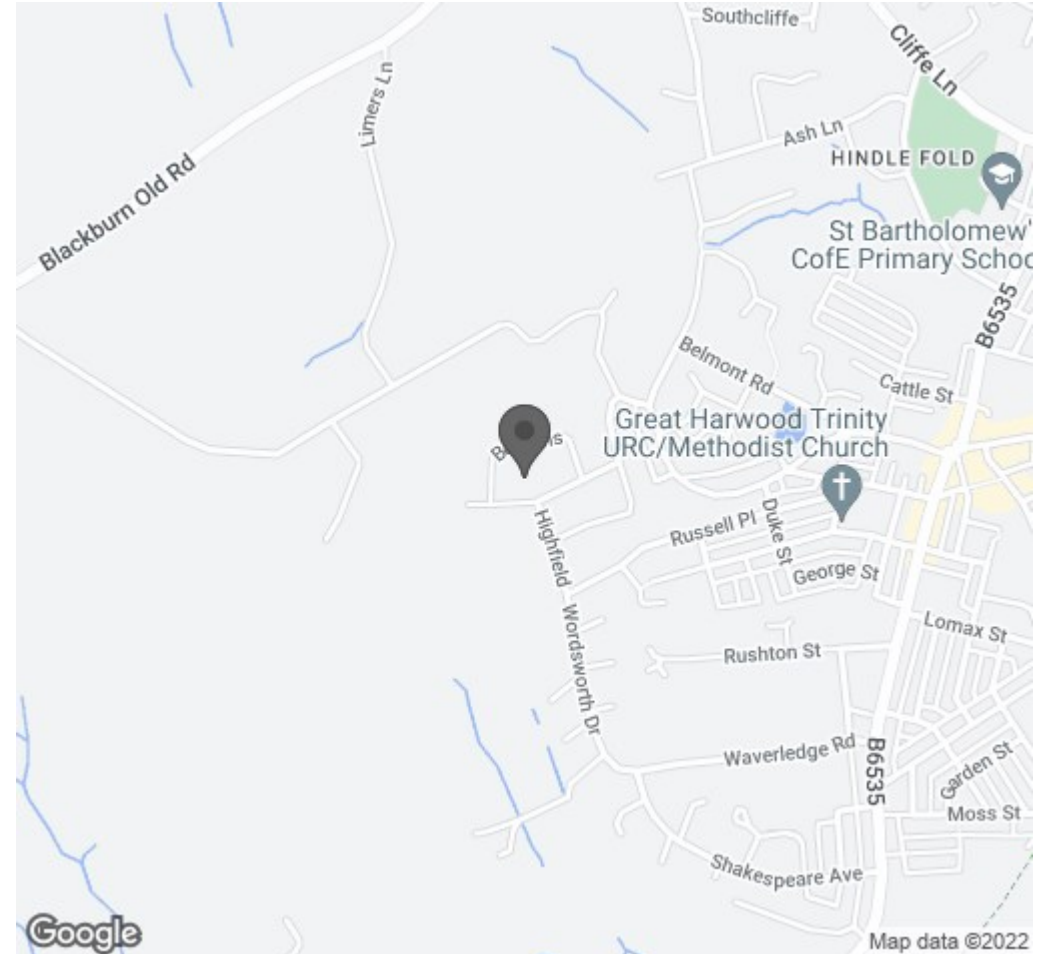
Tenure and Council Tax

We have been advised that the tenure of this property is 'Freehold' and the Council Tax Band is 'C'



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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