

DESCRIPTION

*** 3 BED SEMI DETACHED - GARDEN - DESIRABLE LOCATION ***

Fardella & Bell are delighted to present to the open market this truly outstanding semi-detached family home presented in immaculate condition throughout, whilst having been beautifully extended in May 2019. This super property offers spacious, three bedroom accommodation of exceptional merit to the current vendors. Stepping in through the front porch the ground floor offers; hallway, downstairs W.C., sitting room, living / dining room and kitchen. To the first floor; three bedrooms, dressing room / office and family bathroom. Outside boasts gardens to the front and rear along with the added benefit of a brick built workshop.

Located in the sought after location of Great Harwood and situated conveniently close to bus routes, amenities and network links to Blackburn, Accrington and Clitheroe.

A true family home - call the Fardella & Bell team now to arrange a viewing

MAIN FEATURES

- SEMI DETACHED HOME
- 3 BEDROOMS
- FAMILY BATHROOM
- UPVC DOUBLE GLAZED
- LEASEHOLD - 999 yrs from 1.11.1913
- EXTENDED REAR KITCHEN 2019
- DRESSING ROOM / OFFICE ROOM
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING (18m old)
- ORIGINAL FEATURES





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Ground Floor

Front Porch

Entering through a traditional timber door with radiator, coving to the ceiling, matting to the floor and wood door leading into the hallway.

Hallway

With a gorgeous panelled open balustrade staircase, x 3 ceiling light points, radiator and fully fitted carpet this space is modern, functional and inviting.

Downstairs W.C.

The downstairs cloakroom can be found tucked in neatly under the stairs and offers a uPVC frosted window, low suite W.C., laminate flooring and spotlights to the ceiling.

Reception Room 1

A beautiful room to the front of the property with a uPVC bay window allowing so much light in to the room it really accentuates the size, features a gas fire which looks like a real log burner set on a slate and tiled hearth, radiator, tv point, fitted carpet and ceiling light point.

Reception Room 2

Located to the rear of the property and with a uPVC double glazed window, feature gas fire with a marble hearth, radiator, tv point and ceiling light point.

Kitchen

First Floor

Landing

with open balustrade, smoke detector, radiator, spotlights and fully fitted carpet.

Bathroom

Containing a four piece white suite comprising; corner bath with mixer tap over, corner power shower with glass screen, double wash hand basin set into a vanity unit and low suite W.C, heated chrome towel rail, fully tiled, extractor point, spotlights to the ceiling, vinyl flooring and uPVC double glazed window.

Bedroom 1

with fitted wardrobes, radiator, uPVC double glazed window, fully fitted carpet and ceiling light point.

Bedroom 2

Located to the rear of the property with radiator, uPVC double glazed window, fully fitted carpet and ceiling light point.

Bedroom 3

Bedroom three can be found to the front of the property and provides loft access, storage cupboard, radiator, uPVC double glazed window, radiator, fitted carpet and ceiling light point.

Dressing Room / Office

An added bonus with fully fitted storage cupboards, spotlights and fitted carpet.

Outside Front

There is a low maintenance front garden entered into through an iron gate with lawn, mature borders, fenced boundaries and a quaint path leading up to the front door.

Outside Rear

To the rear of the property a private and secure garden that has been beautifully designed with a decked areas, artificial grass, outside lighting, cold water tap, electric sockets along with the added luxury of an outside wooden bar with lighting - perfect for outdoor living.




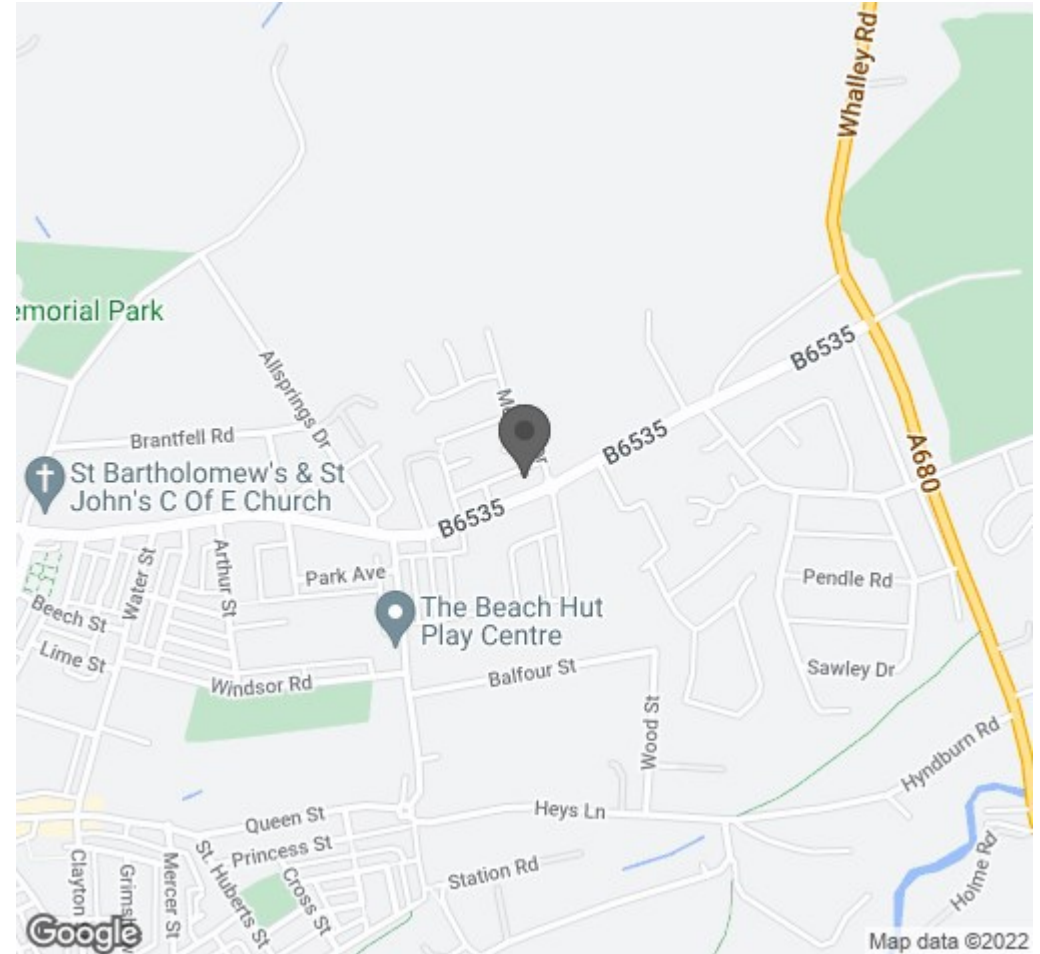
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	70	
(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 	





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