



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

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## Whalley Road, Great Harwood, BB6 7TE

### £475,000

AN EXQUISITE DETACHED TRUE BUNGALOW - NO CHAIN DELAY

Nestled on Whalley Road in the charming town of Great Harwood, Blackburn, this exceptional detached true bungalow is a rare find. Presented and maintained to the highest standard, this property boasts an abundance of indoor space, making it perfect for families or those seeking a comfortable retreat.

The bungalow features four generously sized double bedrooms, ensuring ample accommodation for all. The open plan living area is a highlight, seamlessly blending modern fixtures and fittings with a warm and inviting atmosphere. Additionally, there are two well-appointed bathrooms, catering to the needs of a busy household. A converted attic, previously used as a bedroom, offers further versatility, while an impressive extension currently serves as a beauty room, providing an ideal space for relaxation or work.

Outside, the property is equally impressive, with stunning wrap-around gardens that are not overlooked, offering a private oasis for outdoor enjoyment. Ample off-road parking adds to the convenience of this delightful home.

Situated in one of the most desirable locations, this bungalow is conveniently close to bus routes, local schools, and various amenities. Furthermore, it benefits from excellent network links to Blackburn, Accrington, Clitheroe, and major motorway connections, making it an ideal choice for commuters.

# Whalley Road, Great Harwood, BB6 7TE

£475,000



- Impressive Detached True Bungalow
- No Chain Delay
- Gated Off Road Parking
- EPC Rating D
- Four Bedrooms
- Open Plan Living
- Tenure Freehold
- Two Bathrooms
- Extensive Plot with Wraparound Gardens
- Council Tax Band E

## Ground Floor

### Entrance Hall

25'9 x 4'4 (7.85m x 1.32m )

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, loft access, wood effect laminate flooring, oak doors leading to inner hall, reception room, two bedrooms and shower room.

### Reception Room One

13'11 x 12'2 (4.24m x 3.71m )

Upright central heating radiator, coving, television point, wood effect laminate flooring, open to open plan kitchen/living/dining area and UPVC double glazed door to side elevation.

### Open Plan Kitchen/Living/Dining Area

23'0 x 19'10 (7.01m x 6.05m)

UPVC double glazed frosted bow window, UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, coving, spotlights, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated high rise double oven, four ring electric hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine

### Porch

6'10 x 4'3 (2.08m x 1.30m )

Two UPVC double glazed windows, tiled flooring and UPVC double glazed door to front.

### Bedroom One

11'9 x 10'4 (3.58m x 3.15m )

Central heating radiator, coving and UPVC double glazed door to rear.

### Bedroom Four

10'6 x 10'0 (3.20m x 3.05m)

UPVC double glazed window and central heating radiator.

### Shower Room

8'2 x 5'5 (2.49m x 1.65m )

UPVC double glazed frosted window, heated towel rail, dual flush WC, walk-in double direct feed rainfall shower with rinse head, vanity top wash basin with waterfall mixer tap, tiled elevations, inset shelving, spotlights, integrated sound system, LED illuminated mirror, extractor fan and tiled flooring.

### Inner Hall

9'3 x 2'10 (2.82m x 0.86m)

Oak doors leading to bedroom two, bathroom and open to bedroom three.

### Bedroom Two

21'0 x 10'8 (6.40m x 3.25m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

14'2 x 9'6 (4.32m x 2.90m)

Central heating radiator, access to loft via pull down ladder, door to inner hall and UPVC double glazed door to rear.

### Inner Hall

5'4 x 3'1 (1.63m x 0.94m )

UPVC double glazed frosted window, PVC panelled elevations, wood effect lino flooring and UPVC double glazed frosted door to reception room two/beauty room.

### Reception Room Two/Beauty Room

20'0 x 14'7 (6.10m x 4.45m)

Four UPVC double glazed windows, central heating radiator, wall mounted wash basin with mixer tap, wood effect vinyl flooring and UPVC double glazed frosted door to front.

### Bathroom

10'5 x 7'1 (3.18m x 2.16m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, corner panel bath with mixer tap, corner electric feed shower enclosed, pedestal wash basin with mixer tap, tiled elevations and tiled effect vinyl flooring.

### First Floor

### Loft Room

14'8 x 9'5 (4.47m x 2.87m)

Velux window and Main Eco boiler.

### External

Wraparound laid to lawn garden with paving, bedding areas, mature shrubbery and gated driveway.



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