



Park Lane, Great Harwood, BB6 7RF

Offers Over £260,000

STUNNING FAMILY HOME WITH PERIOD FEATURES IN GREAT HARWOOD

Nestled in the charming area of Park Lane, Great Harwood, Blackburn, this delightful house presents an excellent opportunity for both couples seeking extra space and families in need of a comfortable home. Boasting three well-proportioned bedrooms, this property is designed to accommodate a variety of lifestyles, whether you require a dedicated office space or additional room for family members.

Upon entering, you will find two spacious reception rooms that offer a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-equipped kitchen and dining room extension provide a functional space for culinary pursuits and family meals, complemented by the convenience of a downstairs WC.

One of the standout features of this property is the beautiful enclosed rear garden, which is laid to lawn and includes paved areas, creating an ideal outdoor retreat for both leisure and play. The views from the reception room and kitchen overlook this lovely garden, allowing for a seamless connection between indoor and outdoor living.

Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike. This house is not just a place to live; it is a home that offers comfort, space, and a welcoming environment in a desirable location. Do not miss the chance to make this wonderful property your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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 3  1  2  D

- Semi Detached Property
- Contemporary Fitted Kitchen And Separate Utility Room
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Modern Bathroom
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Vestibule

5'10 x 4'5 (1.78m x 1.35m)

Hardwood frosted entrance door, UPVC double glazed frosted window, tiled floor and open access to hall.

Hall

11' x 5'10 (3.35m x 1.78m)

Cornice coving, picture rail, under stairs storage, stairs to first floor and doors to two reception rooms and open access to kitchen/dining area.

Reception Room One

13'6 x 11'5 (4.11m x 3.48m)

UPVC double glazed bay window, two central heating radiators, cornice coving, picture rail, two feature wall lights, gas fire, marble hearth, cast iron surround and decorative mantle.

Reception Room Two

14' x 12'3 (4.27m x 3.73m)

Two UPVC double glazed bay windows, central heating radiator, coving, picture rail, cast iron fireplace, wood mantle and UPVC double glazed French doors to rear.

Kitchen/Dining Area

28'9 x 7'11 (8.76m x 2.41m)

Three UPVC double glazed windows, two Velux windows, two central heating radiators, spotlights, wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, four ring electric hob, extractor hood, integrated dishwasher, space for American style fridge freezer, storage cupboard, tiled floor, door to utility room and UPVC double glazed French doors to rear.

Utility Room

5' x 5' (1.52m x 1.52m)

UPVC double glazed window, integrated storage, plumbing for washing machine, boiler and door to WC.

WC

5' x 2'6 (1.52m x 0.76m)

Spotlights, dual flush WC, vanity top wash basin with mixer tap, extractor fan and part tiled elevations.

First Floor

Landing

10'8 x 7'1 (3.25m x 2.16m)

UPVC double glazed frosted window, loft access with pull down ladders which is also boarded and makes great storage space, picture rail, storage and doors to three bedrooms and bathroom.

Bedroom One

14'1 x 11'1 (4.29m x 3.38m)

UPVC double glazed window, central heating radiator, picture rail and fitted storage.

Bedroom Two

11'5 x 11'5 (3.48m x 3.48m)

UPVC double glazed window, central heating radiator, picture rail and fitted storage.

Bedroom Three

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

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 6'1 (2.11m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower with rinse head over, tiled elevations and tiled flooring.

External

Rrear

Enclosed laid to lawn garden, paving, bedding areas with mature shrubbery and hedges, timber shed.

Front

Driveway for off road parking



Tel: 01254389384

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