



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

Brantfell Road, Great Harwood, BB6 7RJ

£339,950

AN EXQUISITE TWO/THREE BEDROOM SEMI DETACHED FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of stylish indoor and outdoor space, beautifully bright and contemporary rooms and modern fixtures and fittings, this outstanding two/three bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Great Harwood. Overlooking Memorial Park and benefiting from off road parking, versatile third bedroom and stunning open plan kitchen diner, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe and Accrington.

The property comprises briefly; an entrance porch leads through to a welcoming hallway provides access through to a spacious reception room, open plan kitchen diner and staircase to the first floor. The kitchen diner leads on openly to a stunning orangery and on to a utility area. The utility area leads through to an integral garage and WC. The orangery leads out to the rear through stunning bi-folding doors. The first floor comprises of doors on to three spacious rooms and a modern three-piece shower room. The third bedroom currently boasts an added bath which can be removed if desired. Externally there is an outstanding garden to the rear with artificial lawn, composite decking, outbuildings and raised bedding areas. To the front there is off road parking with beautiful park views.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Brantfell Road, Great Harwood, BB6 7RJ

£339,950



- Exceptional Semi Detached Property
- Stunning Open Plan Kitchen/Orangery
- Off Road Parking
- EPC Rating D
- Two Double Bedrooms
- Contemporary Fixtures And Fittings
- Tenure Leasehold
- Two Bathrooms
- Beautiful Landscaped Gardens
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed door to the porch.

Porch

5'11 x 2'11 (1.80m x 0.89m)

UPVC double glazed window, spotlights, tiled effect flooring, hardwood single glazed door to the hallway.

Hallway

13'6 x 6 (4.11m x 1.83m)

UPVC double glazed window, central heating radiator, coving, spotlights, smoke alarm, under stairs cloakroom, wood effect flooring, oak doors to the reception room, kitchen diner and staircase to the first floor.

Reception Room

15'1 x 13'4 (4.60m x 4.06m)

UPVC double glazed bow window, central heating radiator, coving, cast iron wood burning stove with limestone hearth and surround, television point, wood effect flooring.

Kitchen Diner

19'10 x 13'4 (6.05m x 4.06m)

Central heating radiator, underfloor heating, spotlights, a range of white wall and base units, granite worktops, composite sink and drainer with a high spout boiling water mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated combination microwave oven, integrated dishwasher and fridge, tiled flooring, open to the orangery and oak door to the utility area.

Orangery

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

UPVC double glazed window, UPVC double glazed skylight with solar panel operated blinds, under flooring heating, television point, spotlights, tiled flooring, UPVC double glazed bi-folding doors to the rear.

Utility Area

8'6 x 7'8 (2.59m x 2.34m)

Velux window, central heating radiator, spotlights, plumbing for washing machine, tiled flooring, doors to the WC, garage and a UPVC double glazed door to the rear.

WC

4'8 x 2'8 (1.42m x 0.81m)

Two piece suite comprising of a dual flushed WC, vanity top wash basin with mixer tap, spotlights, tiled flooring.

Garage

12'7 x 9'4 (3.84m x 2.84m)

Ideal boiler, a range of white wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, double garage doors, newly fitted garage roof, wood effect flooring.

First Floor

Landing

9'11 x 7'2 (3.02m x 2.18m)

UPVC double glazed frosted window, coving, spotlights, smoke alarm, loft access, doors to two bedrooms, shower room and bathroom.

Bedroom One

13'4 x 13'1 (4.06m x 3.99m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes.

Bedroom Two

12'4 x 10'5 (3.76m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

6'8 x 6 (1.83m x 1.83m)

UPVC double glazed window, central heating radiator, panelled bath with mixer tap, tiled effect flooring.

Shower Room

7'2 x 6'6 (2.18m x 1.98m)

Two UPVC double glazed windows, chrome heated towel rail, a three piece suite comprising of a dual flushed WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, LED mirror with radio, tiled elevations, spotlights, tiled flooring.

External

Front

Block paved driveway and park views.

Rear

Enclosed garden with artificial lawn, raised bedding, composite decking and timber outbuilding and storage.



Tel: 01254389384

www.keenans-estateagents.co.uk