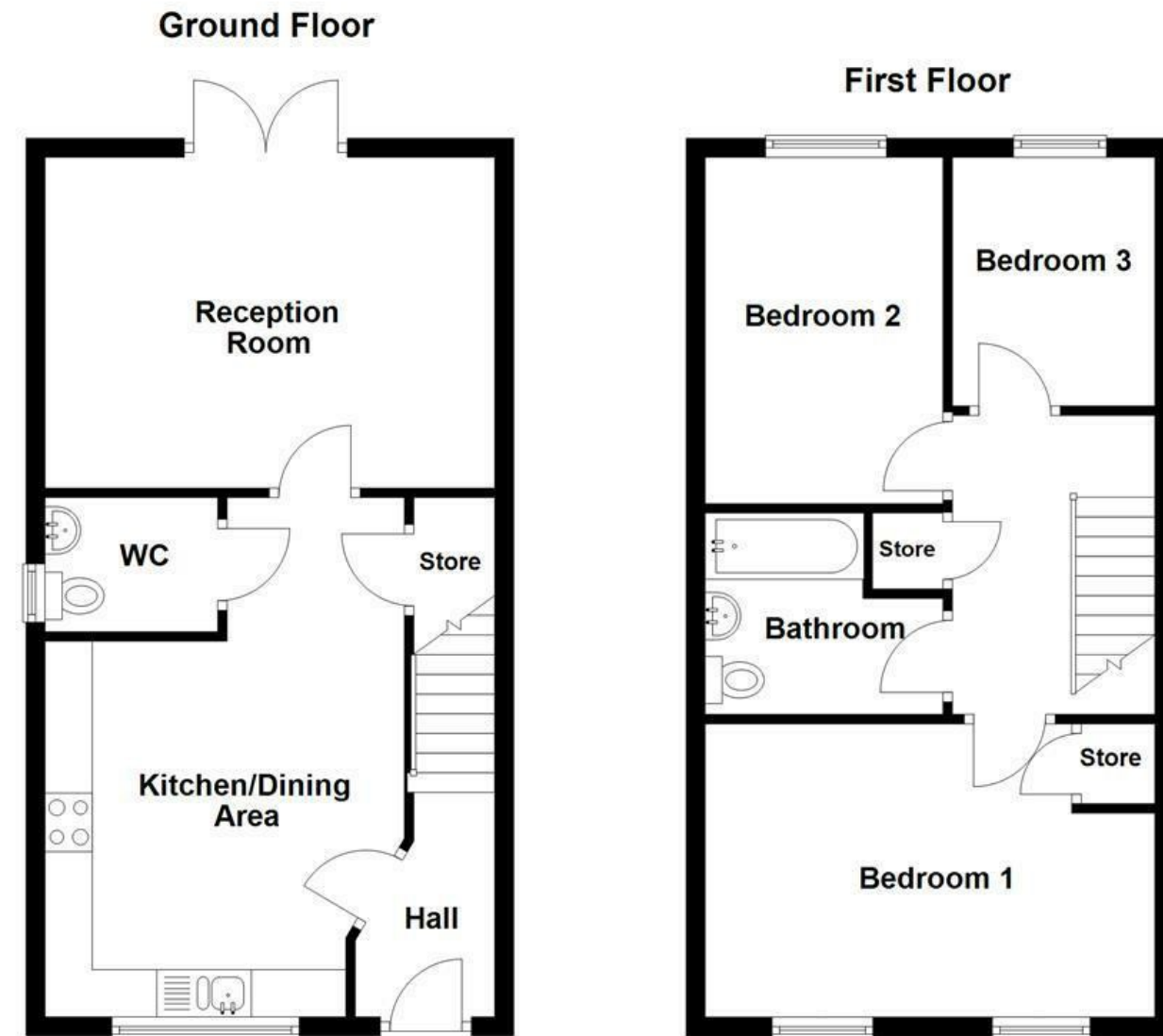




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Holdsworth Drive, Great Harwood, BB6 7FS

Offers Over £200,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish interiors, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Great Harwood on a sought after estate. With a double driveway, beautiful gardens and three generously sized bedrooms, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units and integrated appliances and leads through to a spacious reception room and WC. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas. To the front there is a double driveway with a slate chip bedded area.

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

Holdsworth Drive, Great Harwood, BB6 7FS

Offers Over £200,000

 3  2  1  B

- Beautifully Presented Semi Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Downstairs WC
 - Tenure Freehold
- Three Piece Bathroom Suite
 - South- Facing Rear Garden
 - Boarded Loft Space

Ground Floor

Front
Double driveway with slate chip areas.

Entrance Hall

7'9 x 4'10 (2.36m x 1.47m)
Composite double glazed frosted front door, central heating radiator, smoke detector, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

18'0 x 12'3 (5.49m x 3.73m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, washing machine and dishwasher, under stairs storage, wood effect laminate flooring, doors leading to reception room and WC.

WC

6'1 x 4'8 (1.85m x 1.42m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect laminate flooring.

Reception Room

15'7 x 11'6 (4.75m x 3.51m)
Central heating radiator, television point and UPVC double glazed French doors to rear.

First Floor

Landing

9'8 x 6'9 (2.95m x 2.06m)
Central heating radiator, loft access, smoke detector, storage cupboard, doors leading to three bedrooms and bathroom.

Bedroom One

15'7 x 10'2 (4.75m x 3.10m)
Two UPVC double glazed windows, central heating radiator, television point and over stairs storage.

Bedroom Two

13'1 x 8'6 (3.99m x 2.59m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Three

9'5 x 7'0 (2.87m x 2.13m)
UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 7'0 (2.49m x 2.13m)
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead direct feed shower with rinse head, pedestal wash basin with mixer tap, dual flush WC, PVC panel elevations, extractor fan and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving and bedding areas.



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