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## Mill Gardens, Great Harwood, BB6 7FN

### £200,000

#### AN EXCEPTIONAL TOWNHOUSE FAMILY HOME

Nestled in the charming Mill Gardens of Great Harwood, Blackburn, this exceptional townhouse offers a delightful blend of comfort and style, making it an ideal home for a growing family. The property has been beautifully presented and meticulously maintained, showcasing an abundance of both indoor and outdoor space.

Upon entering, you will find a versatile ground floor living area, currently utilised as a fourth bedroom, which can easily be used as a home office or additional living space to suit your needs. The ground floor also benefits from an added integral garage with off road parking, providing convenience for families with multiple vehicles.

The open-plan kitchen diner is perfect for family gatherings and entertaining guests, while the two well-appointed bathrooms ensure ample facilities for everyone. The neutral decoration throughout allows for a seamless transition, enabling you to add your personal touch without delay, as there is no chain involved.

One of the standout features of this property is its private rear garden, which is not overlooked, offering a peaceful retreat for relaxation or outdoor activities. The location is highly sought after, with easy access to local bus routes, schools, and amenities, as well as excellent transport links to Blackburn, Clitheroe, and Accrington.



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- Beautifully Presented Townhouse Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking and Garage
  - EPC Rating B
- Four Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Two Bathrooms
  - Immaculate Rear Garden
  - Council Tax Band D

Ground Floor

Entrance Hall

18'7 x 7'4 (5.66m x 2.24m )  
Composite double glazed frosted front door, central heating radiator, smoke detector, under stairs storage, wood effect lino flooring, doors leading to WC, study, garage and stairs to first floor.

WC

7'4 x 3'4 (2.24m x 1.02m )  
UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with mixer tap, dual flush WC, extractor fan and wood effect tiled flooring.

Garage

18'7 x 8'2 (5.66m x 2.49m)  
Power, lighting, integrated shelving, wood effect lino flooring and up and over garage door.

Study

10'1 x 7'7 (3.07m x 2.31m )  
Wood effect lino flooring, doors to bedroom four/office two and UPVC double glazed French doors to rear.

Bedroom Four/Office Two

10'1 x 8'9 (3.07m x 2.67m)  
UPVC double glazed window and central heating radiator.

First Floor

Landing

10'11 x 7'7 (3.33m x 2.31m )  
Central heating radiator, smoke detector, wood effect lino flooring, doors leading to reception room, kitchen/dining area and stairs to second floor.

Reception Room

17'6 x 16'9 (5.33m x 5.11m)  
UPVC double glazed window, central heating radiator, spotlights, television point, wood effect lino flooring and UPVC double glazed French doors to Juliet balcony.

Kitchen/Dining Area

16'9 x 11'6 (5.11m x 3.51m)  
Two UPVC double glazed windows, central heating radiator, spotlights, range of high gloss wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated fridge freezer, plumbing for washing machine, space for dryer, breakfast bar and wood effect tiled flooring.

Second Floor

Landing

9'9 x 7'7 (2.97m x 2.31m )  
Smoke detector, loft access, wood effect lino flooring, doors leading to three bedrooms and bathroom.

Bedroom One

15'1 x 9'6 (4.60m x 2.90m )  
UPVC double glazed window, central heating radiator, television point, wood effect lino flooring and door to en suite.

En Suite

6'11 x 5'5 (2.11m x 1.65m )  
Central heated towel rail, dual flush WC, direct feed corner shower enclosed, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

13'11 x 8'9 (4.24m x 2.67m)  
UPVC double glazed window, central heating radiator and wood effect lino flooring.

Bedroom Three

10'5 x 7'7 (3.18m x 2.31m )  
UPVC double glazed window, central heating radiator and wood effect lino flooring.

Bathroom

8'5 x 6'10 (2.57m x 2.08m)  
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, integrated linen cupboard, spotlights, extractor fan and wood effect tiled flooring.

External

Rear

Enclosed garden with artificial lawn and Indian stone paving.

Front

Laid to lawn garden, driveway and access to garage.

