



Harwood New Road, Great Harwood, BB6 7TD

£210,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, no chain delay and bursting with potential, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Great Harwood. Not overlooked from the front and benefitting from off road parking, integral garage and gardens to both the front and the rear, this enviable property is the perfect home for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, kitchen, WC and staircase to the first floor. The kitchen leads through to a utility room which then guides you on to a garage. The first floor comprises of doors on to three generously sized bedrooms and shower room. Externally there is a fantastic garden to the rear with crazy paved areas and bedding areas. To the front there is a garden with off road parking.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

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Council Tax Band C

No Chain Dealy

Well Located

Freehold

Off Road Parking

Spacious Rooms

EPC TBC

Garage

Rear Garden

Ground Floor

Porch

6'2 x 2'7 (1.88m x 0.79m)

UPVC double glazed leaded windows, wood panel elevations, integrated storage, spotlights, tiled floor, hardwood door to hall.

Hall

14'11 x 8'0 (4.55m x 2.44m)

Hardwood single glazed window, central heating radiator, smoke alarm, picture rail, solid wood doors to reception room, kitchen, WC, stairs to the first floor.

WC

2'8 x 5'0 (0.81m x 1.52m)

UPVC double glazed frosted window, low basin WC, wall mounted wash basin with traditional taps, meter cupboard, extractor fan, feature wall lights.

Reception Room One

12'9 x 11'4 (3.89m x 3.45m)

UPVC double glazed leaded bay window, central heating radiator, coving, electric fire with tiled surround, granite effect hearth, wood mantle, television point.

Reception Room Two

13'10 x 11'4 (4.22m x 3.45m)

UPVC double glazed box window, central heating radiator, two feature wall lights.

Kitchen

10'7 x 9'9 (3.23m x 2.97m)

UPVC double glazed frosted box window, range of wood panel wall and base units, granite surfaces, splash backs, stainless steel sink with drainer and high spout mixer tap, integrated electric NEFF double oven, four ring induction hob, extractor hood, integrated NEFF microwave, integrated dishwasher, integrated fridge, spotlights, tiled floor, open to utility.

Utility Room

8'0 x 7'6 (2.44m x 2.29m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surfaces, integrated Valiant boiler, space for freezer, plumbing for washing machine, dryer, tiled floor, hardwood door to garage.

Garage

15'10 x 7'4 (4.83m x 2.24m)

Hardwood single glazed window, power, lighting, hardwood door to rear, up and over garage door.

First Floor

Landing

7'11 x 7'7 (2.41m x 2.31m)

UPVC double glazed frosted window, central heating radiator, loft hatch, smoke alarm, solid wood door to three bedrooms, shower room.

Bedroom One

11'4 x 10'11 (3.45m x 3.33m)

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

Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)

UPVC double glazed window, central heating radiator, fitted wardrobes, two feature wall lights.

Bedroom Three

7'11 x 6'8 (2.41m x 2.03m)

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

Shower Room

7'11 x 6'10 (2.41m x 2.08m)

Two UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, double direct feed rainfall shower, tiled elevations, integrated linen cupboard.

Externally

Garden, crazy paved areas, bedding areas.

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