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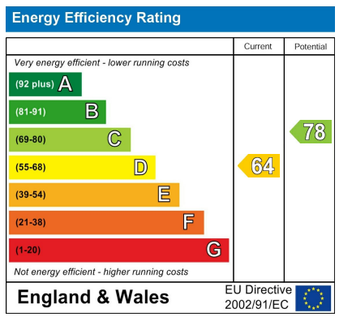












Kingsway, Great Harwood, BB6 7XA

Offers Over £400,000

AN EXCEPTIONAL FAMILY HOME

Offering spacious rooms, added garage and enviable gardens, this four bedroom detached property is being proudly welcomed to the market in the desirable location of Great Harwood on a private cul de sac. With an abundance of indoor and outdoor space, open plan living space and beautiful gardens, 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 Accrington, Blackburn, Clitheroe and major motorway links. Having been presented and maintained to the highest standard throughout with beautiful presentation and four living spaces, this property is the perfect family home! With the property not being overlooked and being a complete blank canvas, this is the perfect opportunity for any potential buyer to own a private and luxurious home that they can put their own stamp on.

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access through to two spacious reception rooms, kitchen, dining room, WC and houses a staircase to the first floor. The main reception room leads openly on to the dining room and through to a conservatory. The first floor comprises of doors on to four generously sized bedrooms and a four piece family bathroom. Externally there is an enclosed, generously sized, laid to lawn garden to the rear with paving, decking, artificial lawn and bedding areas and access to the garage. To the front there is a laid to lawn garden with stone and slate chip areas and access to the garage and driveway.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Blackburn Road, BB5 1HF
Tel: 01254389384 | Email: info@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

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- Tenure Freehold
- Off Road Parking For Numerous Vehicles
- Fitted Kitchen And Four Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band G
- Detached Property
- Enviable Garden Space
- EPC Rating D
- Four Ample Sized Bedrooms
- Close To Local Amenities

Ground Floor

Entrance
UPVC double glazed frosted door to porch.

Porch
10'2 x 6'1 (3.10m x 1.85m)

UPVC double glazed window, central heating radiator, integrated storage and shelving, wood panel elevation, feature wall light, wood effect lino and hard wood single glazed frosted door to hall.

Hall
13'7 x 11'5 (4.14m x 3.48m)

Central heating radiator, coving, smoke alarm, wood effect lino, doors to two reception rooms, dining room, kitchen and WC, stairs to first floor.

WC
5'4 x 2'8 (1.63m x 0.81m)

Hard wood single glazed frosted window, two piece suite, low flush WC, corner wall mounted wash basin with mixer tap, tiled elevation, extractor fan and wood effect lino.

Reception Room One
20'3 x 11'11 (6.17m x 3.63m)

UPVC double glazed window, two central heating radiators, two feature wall lights, gas fire with stone hearth, surround and mantle, television point, wood effect laminate flooring, open to dining room and UPVC double glazed sliding doors to conservatory.

Conservatory
12'11 x 11'3 (3.94m x 3.43m)

UPVC double glazed windows, polycarbonate roof, ceiling fan, wood effect laminate flooring and UPVC double glazed French doors to rear.

Dining Room
11'6 x 9'9 (3.51m x 2.97m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, serving hatch and wood effect laminate flooring.

Reception Room Two
16'7 x 9'8 (5.05m x 2.95m)

UPVC double glazed window, central heating radiator, coving, electric wall mounted fire and television point.

Kitchen
13'7 x 9'8 (4.14m x 2.95m)

UPVC double glazed window, central heating radiator, range of wood effect panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring electric hob, extractor hood, integrated dish washer, space for fridge freezer, plumbed for washing machine, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing
19'8 x 11'7 (5.99m x 3.53m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, smoke alarm, loft access, doors to four bedrooms, bathroom and linen cupboard with water tank.

Bedroom One
13'8 x 9'7 (4.17m x 2.92m)

UPVC double glazed window, central heating radiator, fitted wardrobe and television point.

Bedroom Two
11'11 x 11'10 (3.63m x 3.61m)

UPVC double glazed window, central heating radiator, fitted wardrobe and television point.

Bedroom Three
12'5 x 9'7 (3.78m x 2.92m)

UPVC double glazed window, central heating radiator, fitted wardrobe and television point.

Bedroom Four
11'11 x 8'2 (3.63m x 2.49m)

UPVC double glazed window, central heating radiator, fitted wardrobe and television point.

Bathroom
11'4 x 9'7 (3.45m x 2.92m)

UPVC double glazed frosted window, central heating radiator, four piece suite, direct feed shower enclosure, pedestal wash basin, low flush WC, panelled bath with electric feed shower, tiled elevation, wood clad to ceiling and wood effect lino.

External

Front
Laid to lawn garden with slate and stone chipping, off road parking and access to garage.

Garage
20'3 x 15'8 (6.17m x 4.78m)

Two UPVC double glazed frosted windows, power, lighting, up and over garage door and UPVC door to rear.

Rear
Enclosed garden with laid to lawn, artificial lawn, paving, decking, bedding areas and access to garage.

















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