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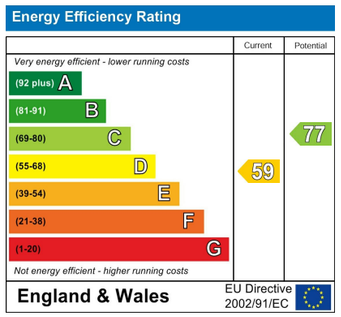

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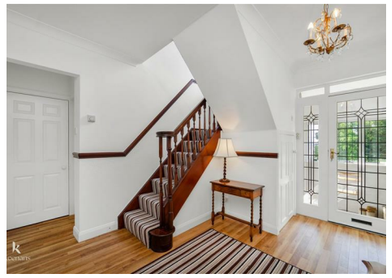


Hindle Fold Lane, Great Harwood, Great Harwood, BB6 7PT

£475,000

AN IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME - WITH NO CHAIN DELAY

Nestled in the tranquil cul-de-sac of Hindle Fold Lane, Great Harwood, this delightful three-bedroom detached house presents an exceptional opportunity for families seeking a serene yet convenient lifestyle. The property boasts a generous plot, complete with a stunning wrap-around garden that offers ample space for outdoor activities and relaxation.

As you enter, you are welcomed into a bright and airy dining room, perfect for family meals and entertaining guests. The snug lounge provides a cosy retreat, ideal for unwinding after a long day. The fitted kitchen is both functional and inviting, making it a wonderful space for culinary creations.

The three spacious double bedrooms are designed with comfort in mind, with the master bedroom featuring an en suite shower room for added convenience. The family bathroom is well-appointed, catering to the needs of the household.

This home is sold with no chain, allowing for a smooth and swift transition for the new owners. With charming features throughout and stunning views that enhance the overall appeal, this property is ready to move into and make your own. The ample parking and double garage further add to the practicality of this wonderful family home, situated in a highly sought-after location. Do not miss the chance to view this exceptional property.

Hindle Fold Lane, Great Harwood, Great Harwood, BB6 7PT

£475,000

3 2 3 D

- Impressive Detached Family Home
- Main Bedroom With En Suite
- Ample Off Road Parking With Double Garage
- Tenure Freehold
- Three Spacious Double Bedrooms
- Stunning Views And Charming Features
- EPC Rating D
- Generous Wrap Around Gardens
- No Chain Delay
- Council Tax Band E

Ground Floor

Entrance

UPVC double glazed leaded door to porch.

Porch

4'8 x 4'1 (1.42m x 1.24m)

Surrounding UPVC double glazed leaded windows, tiled flooring, hardwood door to hall.

Hall

13'3 x 12'6 (4.04m x 3.81m)

Central heating radiator, coving, dado rail, wood effect lino flooring, doors to kitchen, snug, reception room, dining room and WC, stairs to first floor.

Reception Room

15'11 x 13'6 (4.85m x 4.11m)

Three UPVC double glazed leaded windows, log burner, coving, feature wall lights, wood effect laminate flooring.

Dining Room

12 x 9'1 (3.66m x 2.77m)

Two UPVC double glazed leaded windows, central heating radiator, coving, wood effect laminate flooring.

Snug

16 x 10'9 (4.88m x 3.28m)

Central heating radiator, gas fire, storage, wood effect laminate flooring, UPVC double glazed leaded French doors to external.

WC

5'9 x 2'10 (1.75m x 0.86m)

Central heating radiator, two piece suite comprising of a dual flush WC and a wall mounted wash basin with mixer tap, extractor fan, dado rail, wood effect lino flooring.

Kitchen

15'9 x 8'4 (4.80m x 2.54m)

Two UPVC double glazed leaded windows, central heating radiator, panelled wall and base units with granite surfaces, sink with integrated drainer ridges and mixer tap, four ring induction hob, double Neff oven, spotlights, plumbing for washing machine, coving, wood effect laminate flooring, UPVC double glazed frosted leaded door to rear.

First Floor

Landing

15'8 x 5'3 (4.78m x 1.60m)

UPVC double glazed leaded window, loft access, doors to three bedrooms, bathroom and storage.

Bedroom One

14'5 x 11'10 (4.39m x 3.61m)

UPVC double glazed leaded window, central heating radiator, coving, feature wall lights, door to en suite.

En Suite

8 x 3'6 (2.44m x 1.07m)

Chrome heated towel rail, three piece suite comprising of a low base WC, pedestal wash basin with traditional taps and an enclosed electric feed shower, spotlights, extractor fan, partial PVC elevations, tiled flooring.

Bedroom Two

16 x 13'5 (4.88m x 4.09m)

UPVC double glazed leaded window, central heating radiator, coving, feature wall lights.

Bedroom Three

12'5 x 8'5 (3.78m x 2.57m)

UPVC double glazed leaded window, central heating radiator, coving.

Bathroom

12 x 6'4 (3.66m x 1.93m)

UPVC double glazed frosted leaded window, UPVC double glazed leaded window, chrome heated towel rail, four piece suite comprising of a low base WC, panelled bath with traditional taps, pedestal wash basin with traditional taps and an enclosed electric feed shower, extractor fan, partial tiled elevations, tiled flooring.

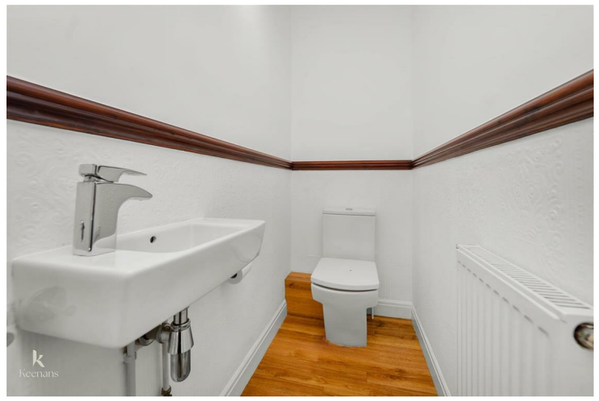
External

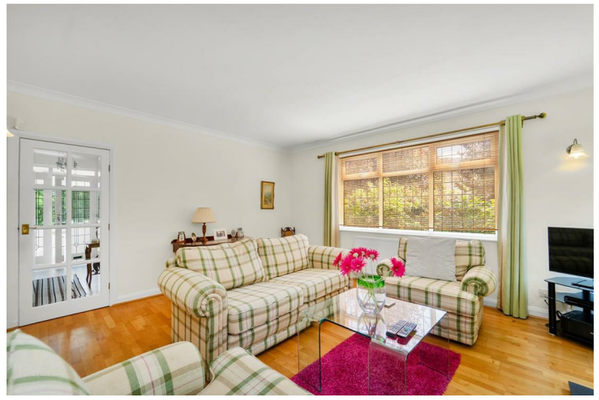
Rear

Wrap around garden, laid to lawn garden, mature shrubbery, stone flagged area, bedding areas.

Front

Double garage, driveway to side, stone chippings, stone flagging area.





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