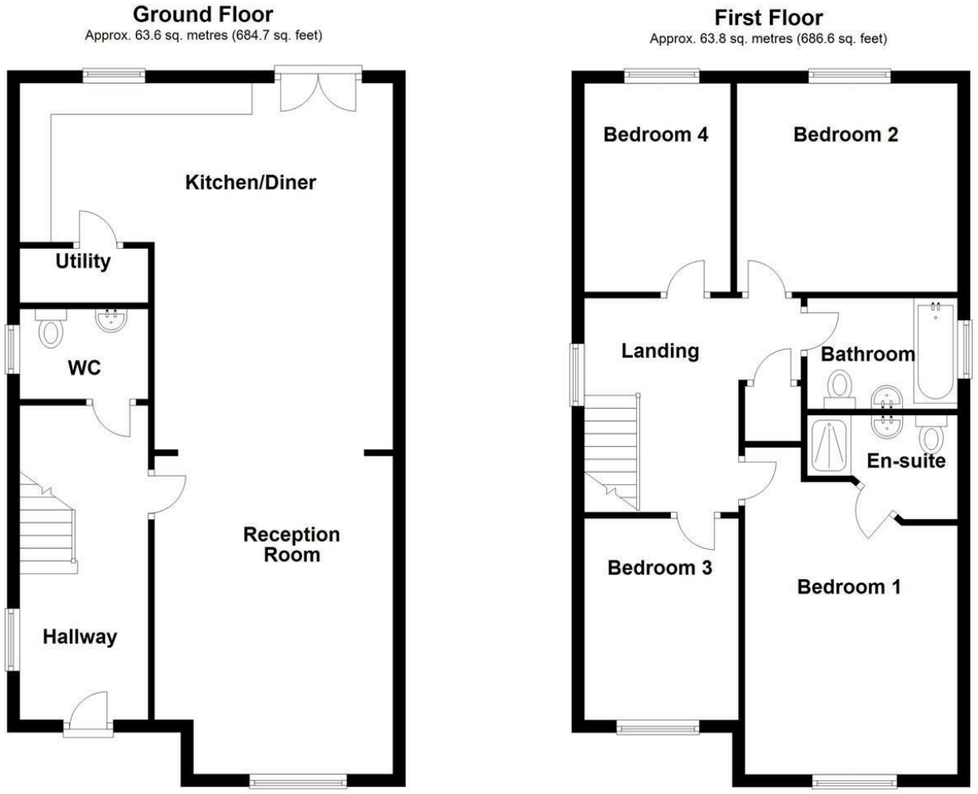
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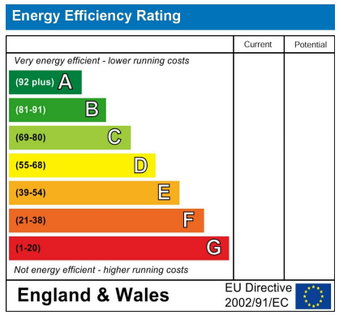












Roving Street, Great Harwood, BB6 7FY

£325,000

*** NEW PHASE NOW AVAILABLE 2026 ***

EXCEPTIONAL NEW BUILD DEVELOPMENT - EARLY VIEWING IS RECOMMENDED!

Keenans Estate Agents are proud to welcome to the market a range of high quality finished Two, Three and Four bedroomed exclusive homes, within the newly built complex of Beamer Gardens. These exceptional properties benefit from an abundance of indoor space, high quality fixtures and fittings and having being finished to the highest off standards throughout they would make the perfect family home! Situated conveniently close to bus routes, amenities and network links to Manchester, Preston and beyond.

The property comprises briefly; a welcoming entrance hallway guides you through to a WC, stunning open plan living room and staircase to the first floor. The living room then guides you through to a high quality, contemporary kitchen diner fitted with beautiful units and leads on to a utility room. The first floor comprises of four generously sized bedrooms and a contemporary family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a garden to the rear being laid to lawn, patio area and an external bike shed. To the front there is a double driveway with laid to lawn and bedding areas.

For further information or to arrange a viewing please contact our Hyndburn Team office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

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.

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www.keenans-estateagents.co.uk

Roving Street, Great Harwood, BB6 7FY

£325,000

4 3 1

- New Build Development
- Spacious Rooms Throughout
- Early Viewing Recommended
- EPC Rating B
- Detached & Semi Detached Properties Available
- Front & Rear Gardens
- Tenure Freehold
- High Specification
- Off Road Parking
- Council Tax Band E

Ground Floor

Entrance
Composite double glazed frosted door to the hallway.

Hallway
16'06 x 6'09 (5.03m x 2.06m)
UPVC double glazed window, central heating radiator, smoke alarm, solid doors to reception room one and WC, stairs to the first floor with under stair storage, vinyl flooring.

WC
6'08 x 4'09 (2.03m x 1.45m)
UPVC double glazed frosted window, Chrome heated towel rail, dual flush WC, elevated wash basin with mixer taps, extractor fan, tiled floor and wall mounted mirror.

Reception Room One
16'06 x 12'06 (5.03m x 3.81m)
UPVC double glazed window, central heating radiator, smoke alarm, television point, open to kitchen / dining area, Vinyl flooring.

Kitchen / Dining Area
19'06 x 17'08 (5.94m x 5.38m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work surfaces, stainless steel sink with drainer and mixer taps, integrated electric oven with a four-ring induction hob, space for fridge/freezer, plumbing for dishwasher, integrated boiler, smoke alarm, vinyl flooring, door to the utility room.

Utility Room
6'08 x 2'10 (2.03m x 0.86m)
Central heating radiator, plumbing for washing machine. laminate work top

First Floor
Carpeted Throughout.

Landing
11'05 x 10'08 (3.48m x 3.25m)
UPVC double glazed window, central heating radiator, heating control panel, smoke alarm, loft access, doors to four bedrooms, bathroom and store cupboard.

Bedroom One
17'11 x 12'01 (5.46m x 3.68m)
UPVC double glazed window, central heating radiator, television point, door to en suite.

Ensuite
8'02 x 5'06 (2.49m x 1.68m)
Chrome heated towel rail, dual flush WC, elevated wash basin with mixer taps, double direct feed enclosed shower, part tiled elevations, extractor fan, spotlights, tiled floor, wall mounted mirror.

Bedroom Two
11'05 x 10'08 (3.48m x 3.25m)
UPVC double glazed window, central heating radiator.

Bedroom Three
10'07 x 8'01 (3.23m x 2.46m)
UPVC double glazed window, central heating radiator.

Bedroom Four
10'10 x 7'08 (3.30m x 2.34m)
UPVC double glazed window, central heating radiator.

Bathroom
7'11 x 5'10 (2.41m x 1.78m)
UPVC double glazed frosted window, chrome heated towel rail, panel bath with direct feed shower, dual flush WC, elevated wash basin with mixer taps, part tiled elevations, spotlights, extractor fan, tiled floor and wall mounted mirror.

Externally

Front
Double driveway with an electric car charging point, laid to lawn garden and bedding areas

Rear
Enclosed garden mainly laid to lawn, Patio area and Bike shed.

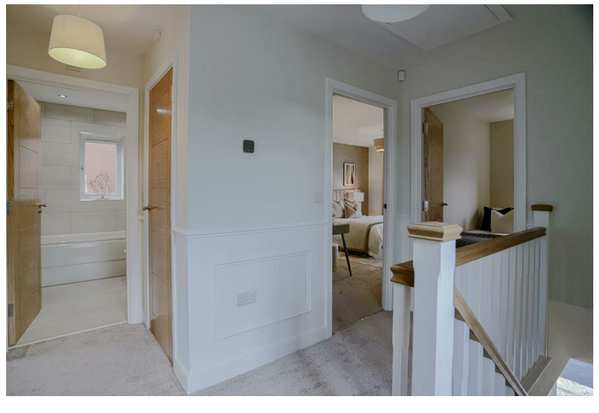
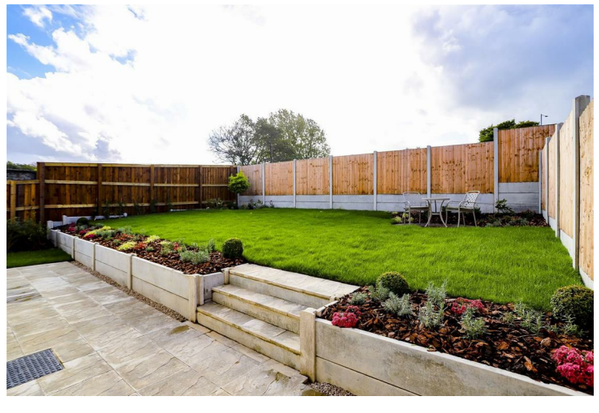
Choice of vinyl and carpet colour is available.
Five choices off colour for the kitchen units, worktops and handles.
Extras are available upon request.

All visuals are for marketing purposes and all measurements are approx.







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