

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	80
(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	

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## Lowerfold, Great Harwood, BB6 7NT

### £325,000

#### GORGEOUS THREE BEDROOM SEMI DETACHED BUNGALOW

This fully renovated true bungalow presents an exceptional opportunity for those seeking a comfortable and modern home. The property boasts a spacious layout, ideal for both relaxation and entertaining, making it perfect for families or individuals alike.

As you approach the residence, you will be greeted by a large driveway that offers ample off-road parking, ensuring convenience for you and your guests. The exterior of the bungalow is both inviting and well-maintained, reflecting the care that has gone into its recent renovations.

One of the standout features of this property is the expansive rear garden, which provides a delightful outdoor space for gardening, play, or simply enjoying the fresh air. This generous garden is a rare find and adds significant value to the home, offering a private retreat for relaxation or social gatherings.

Situated in a popular location, this bungalow benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who appreciate both tranquility and convenience.

In summary, this beautifully renovated true bungalow in Lowerfold is a remarkable find, combining modern living with the charm of a well-established neighbourhood. Do not miss the chance to make this lovely property your new home.



# Lowerfold, Great Harwood, BB6 7NT

£325,000



- Stunning Semi Detached Bungalow
- Renovated to Highest Standard Throughout
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Modern Fitted Kitchen
- Tenure Leasehold
- Three Bathrooms
- Enclosed Rear Garden
- Council Tax Band D

## Entrance Porch

4'6 x 3'4 (1.37m x 1.02m)

Composite double glazed frosted entrance door, two UPVC double glazed leaded windows, central heating radiator, tiled flooring and door to reception room two.

## Reception Room Two

8'9 x 8' (2.67m x 2.44m)

UPVC double glazed leaded window, central heating radiator and open access to reception room one.

## Reception Room One

15'5 x 11'8 (4.70m x 3.56m)

UPVC double glazed leaded bow window, central heating radiator, inset electric fire, TV point and open access to inner hall.

## Inner Hall

12'3 x 6'7 (3.73m x 2.01m)

Spotlights, open access to kitchen, doors leading to bedroom three, bathroom and further hall.

## Bedroom Three

12'2 x 7'6 (3.71m x 2.29m)

Two UPVC double glazed leaded windows and central heating radiator.

## Bathroom

6' x 5'5 (1.83m x 1.65m)

Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevations and tiled flooring.

## Kitchen

19'3 x 8'7 (5.87m x 2.62m)

UPVC double glazed frosted leaded window, upright central heating radiator, spotlights, range of wall and base units with marble effect worktops, integrated oven with four ring Bosch electric hob and extractor hood, integrated Bosch fridge freezer, one and half bowl inset sink and integrated draining ridges with mixer tap, tiled flooring, double doors to utility cupboard and UPVC double glazed leaded frosted door to rear.

## Utility Cupboard

Plumbing for washing machine, Baxi boiler and tiled flooring.

## Further Hall

8'11 x 8'10 (2.72m x 2.69m)

Loft access, spotlights, doors to bedrooms one and bedroom two.

## Bedroom One

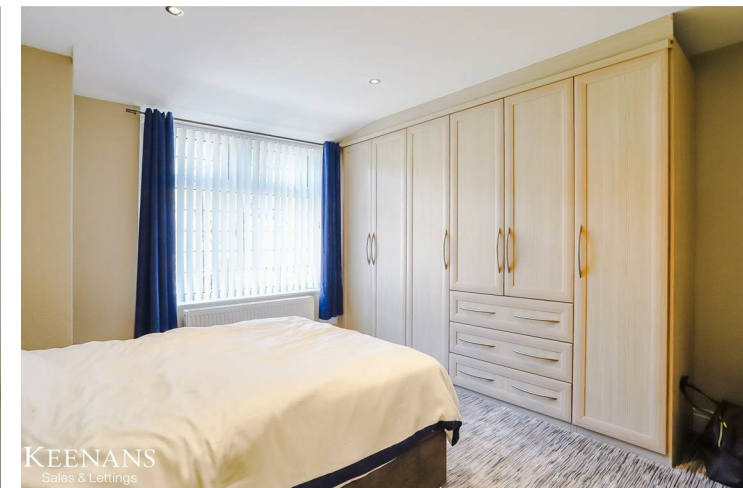
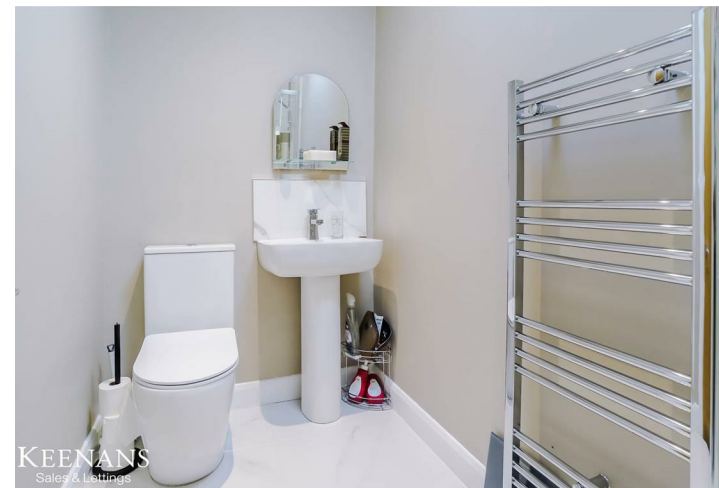
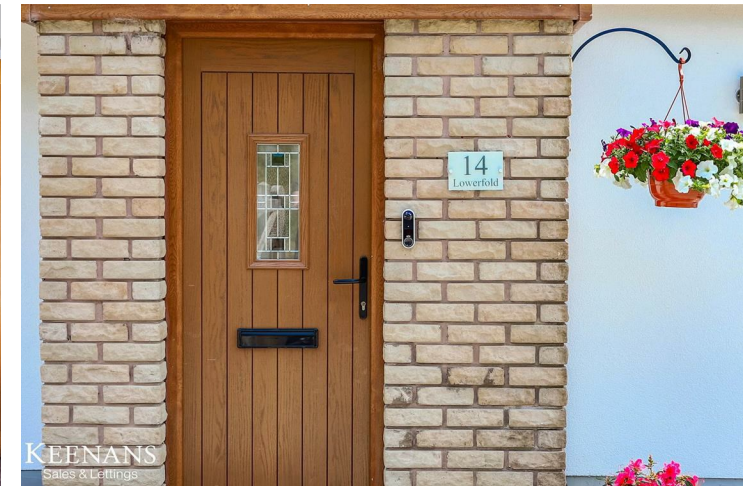
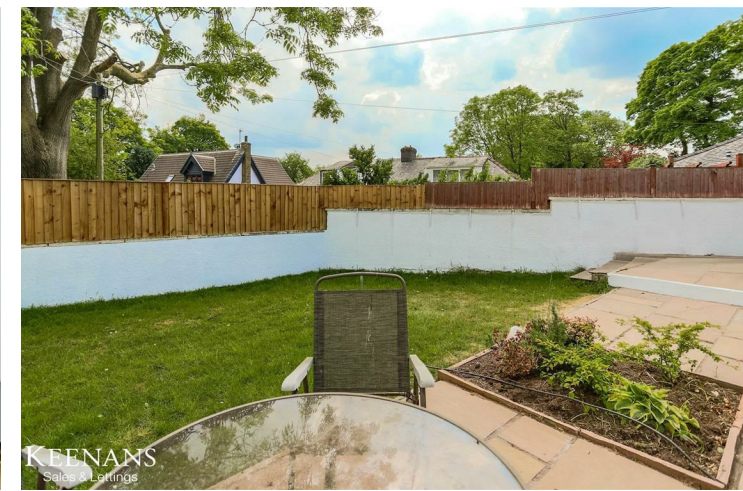
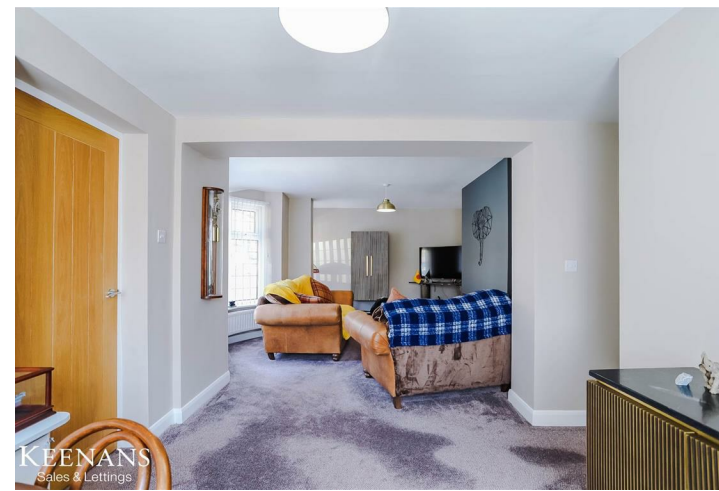
14'5 x 11'10 (4.39m x 3.61m)

UPVC double glazed leaded window, central heating radiator, spotlights and door to en suite.

## En Suite

8'10 x 4'3 (2.69m x 1.30m)

Velux window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, extractor fan, part tiled elevations and tiled flooring.



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