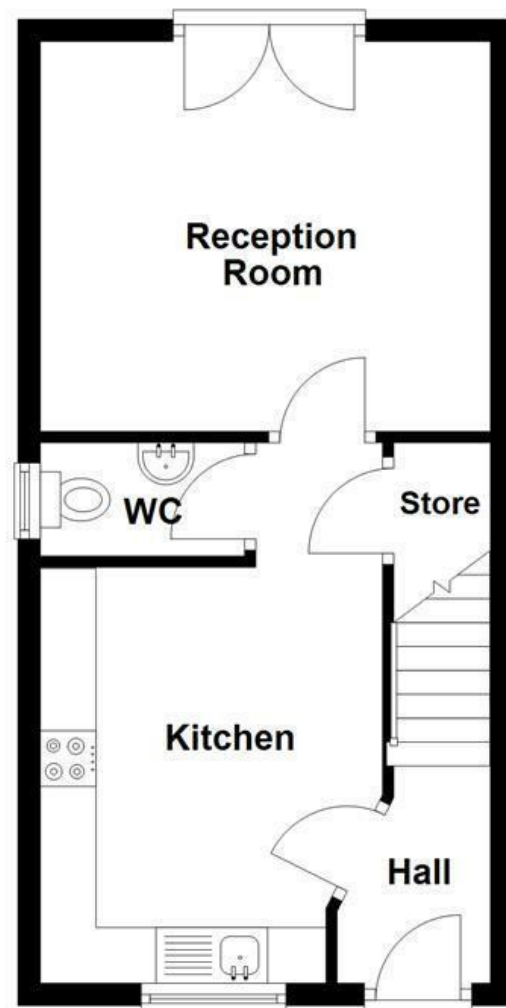
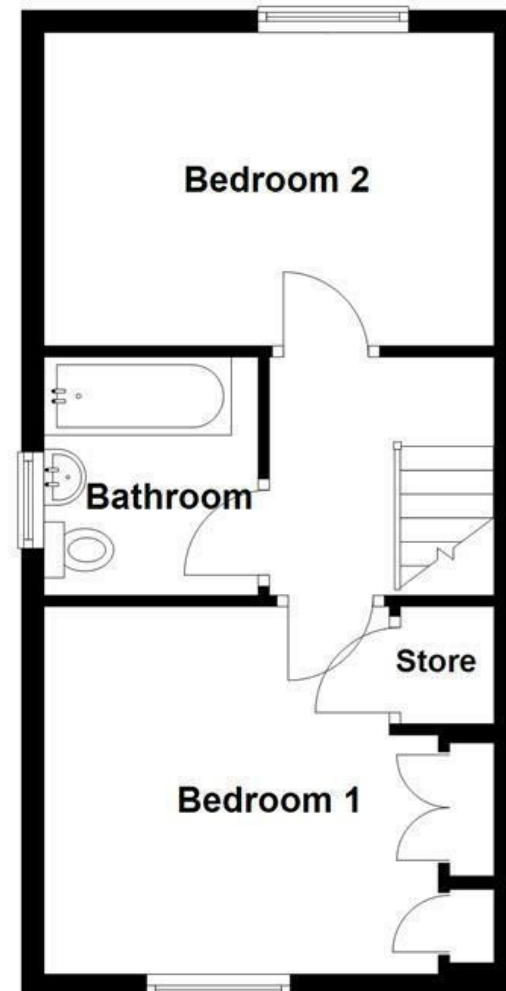


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(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.

Haydock Fields Close, Great Harwood, BB6 7FP

£190,000

BEAUTIFULLY PRESENTED SEMI-DETACHED HOME - CAN ALSO BE PURCHASED WITH 25% SHARED OWNERSHIP

CONDITIONS APPLY

Situated in the charming area of Haydock Fields Close, Great Harwood, Blackburn, this beautifully presented semi-detached family home is an ideal choice for those seeking comfort and style. The property boasts two well-proportioned bedrooms, providing ample space for small family living. The three-piece bathroom suite is modern and functional, catering to the needs of a busy household.

The heart of the home is undoubtedly the contemporary fitted kitchen, which is designed with both aesthetics and practicality in mind. It offers a delightful space for cooking and entertaining, making it perfect for family gatherings or casual meals.

This property is truly a perfect family home, ready for you to move straight into without the hassle of renovations. The immaculate garden to the rear offers a serene outdoor space, ideal for children to play or for hosting summer barbecues. Additionally, off-road parking ensures convenience and ease for you and your guests.

With its attractive features and prime location, this semi-detached house is a wonderful opportunity for families looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

Haydock Fields Close, Great Harwood, BB6 7FP

£190,000

 **2**  **1**  **1**  **B**

- Exquisite Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating B
- Two Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Enclosed Rear Garden
 - Council Tax Band B

Ground Floor

Hall

5'11 x 2'11 (1.80m x 0.89m)
UPVC entrance door, central heating radiator, vinyl floor, stairs to first floor and door to kitchen.

Kitchen

12'9 x 9'10 (3.89m x 3.00m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, stainless steel splash back, sinless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect flooring and doors to reception room and WC.

Reception Room

13'3 x 11'2 (4.04m x 3.40m)
Central heating towel rail, electric fire, stone hearth, decorative surround and UPVC double glazed French doors to rear.

WC

5'8 x 3'4 (1.73m x 1.02m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, part wood panel elevation and wood effect flooring.

First Floor

Landing

8'9 x 6'5 (2.67m x 1.96m)
Doors to two bedrooms and bathroom.

Bedroom One

12'2 x 10'10 (3.71m x 3.30m)
UPVC double glazed window, central heating radiator, storage cupboard, part wood panel elevation and fitted wardrobes.

Bedroom Two

13' x 8'6 (3.96m x 2.59m)
UPVC double glazed window and central heating radiator.

Bathroom

7' 0x 6'4 (2.13m 0.00mx 1.93m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part tiled elevation and tile effect flooring.

External

Front

Bedding areas and tarmac drive for off road parking.

Rear

Paved patio. laid to lawn, decking, timber shed and gated access to front.



Tel: 01254389384

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