



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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Lynfield Road, Great Harwood, BB6 7TS

£190,000

CHARMING TWO BEDROOM PLUS LOFT ROOM QUASI SEMI

Located on Lynfield Road in the charming town of Great Harwood, Blackburn, this delightful house offers a perfect blend of comfort and style. The spacious lounge presents an inviting atmosphere, with the potential to be seamlessly connected to the dining room through double doors, allowing for a versatile living space that can be tailored to your needs.

The open-plan dining room and kitchen create a warm and welcoming environment, ideal for family gatherings and entertaining guests. From here, you can access the bright conservatory, which basks in sunlight throughout the day, providing a serene spot to relax and enjoy the views of the stunning rear garden. This outdoor space is a true gem, perfect for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

The property boasts good-sized bedrooms, ensuring ample space for family or guests. Additionally, a loft room on the second floor offers further versatility, whether it be used as a home office, playroom, or extra bedroom.

Situated in a highly sought-after location in Great Harwood, this home is conveniently placed near local amenities, schools, and parks, making it an ideal choice for families and professionals alike. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this lovely home your own.

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£190,000

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- Tenure Freehold

On Street Parking

Ideal Family Home

Easy Access To Major Commuter Routes

Council Tax Band B

Two Double Sized Bedrooms

Viewing Essential

EPC Rating D

Open Plan Kitchen/Dining Area

Sought After Area

Ground Floor

Entrance

UPVC frosted door to hall.

Hall

7'5 x 3'7 (2.26m x 1.09m)

Central heating radiator, meter cupboard, stairs to first floor and door to reception room.

Reception Room

13'9 x 12'11 (4.19m x 3.94m)

UPVC double glazed window, central heating radiator, gas open fire, coving, wall lights and double doors to open plan dining/kitchen area.

Open Plan Dining/Kitchen Area

16'10 x 10'10 (5.13m x 3.30m)

Central heating radiator, UPVC sliding doors to conservatory, coving, open to kitchen, UPVC double glazed window, range of wall and base units, granite effect work tops, stainless steel sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge freezer, plumbed for washing machine, part tiled elevation, wood clad to ceiling and tiled floor.

Conservatory

9'3 x 9'2 (2.82m x 2.79m)

UPVC double glazed windows and UPVC frosted windows, central heating radiator, wood effect laminate flooring and UPVC French doors to rear.

First Floor

Landing

7'3 x 6'3 (2.21m x 1.91m)

Loft access, smoke alarm, doors to two bedrooms, office and bathroom.

Bedroom One

13'2 x 10'10 (4.01m x 3.30m)

UPVC double glazed window, central heating radiator, storage and wood effect flooring.

Bedroom Two

10'6 x 10'4 (3.20m x 3.15m)

UPVC double glazed window and central heating radiator.

Office

10'1 x 6'2 (3.07m x 1.88m)

UPVC double glazed window, central heating radiator, smoke alarm and stairs to second floor.

Bathroom

6'3 x 5'8 (1.91m x 1.73m)

UPVC frosted window, central heating radiator, pedestal wash basin, low flush WC, wood panel bath, overhead electric feed shower, tiled elevation, cladding to ceiling and wood effect laminate flooring.

Second Floor

Loft Room

14'1 x 11'9 (4.29m x 3.58m)

Velux window, smoke alarm, central heating radiator and eave storage.

External

Front

Enclosed paved garden with stone chippings.

Rear

Enclosed garden, paving, laid to lawn, stone chippings, bedding areas and shed.

