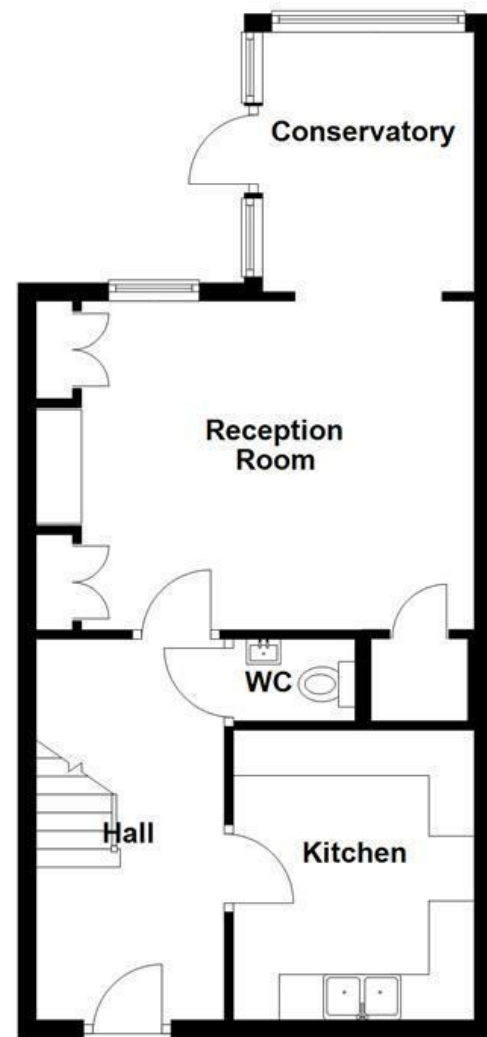
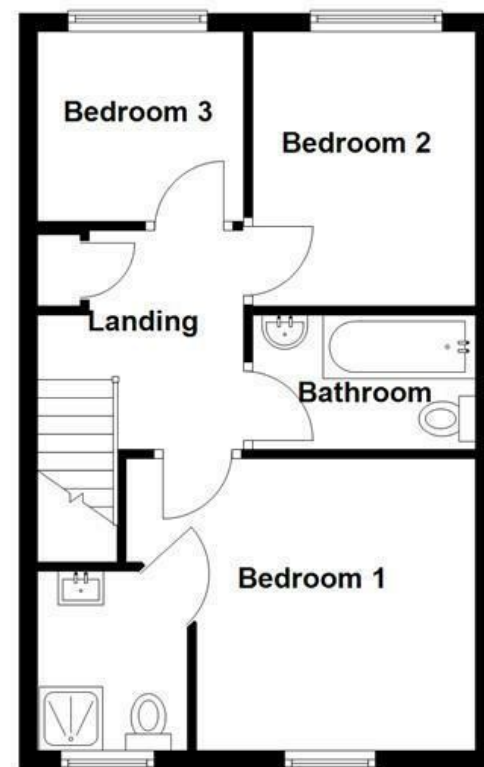


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
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.

Church Mews, Great Harwood, BB6 7EN

Offers Over £169,950

THREE BEDROOM TERRACE PROPERTY WITH DRIVEWAY

Located in the sought after area of Church Mews, Great Harwood, this delightful mid-terrace house offers a perfect blend of modern living and comfort. Built in 2005, this well-maintained property spans an impressive 958 square feet, making it an ideal home for families or those seeking extra space.

As you enter through the hallway, you are greeted by an inviting open-plan lounge that seamlessly flows into a bright conservatory, creating a warm and welcoming atmosphere. This space is perfect for relaxation or entertaining guests, allowing natural light to flood in throughout the day. The recently renovated modern kitchen is a chef's delight, equipped with contemporary fixtures and ample storage, making meal preparation a pleasure.

The property boasts three well-proportioned bedrooms, with the master bedroom featuring the convenience of an en suite bathroom. Additionally, there is a downstairs WC for guests and a family bathroom located on the first floor, ensuring that all your needs are met.

Outside, the property benefits from a driveway that accommodates two cars, providing off-road parking for your convenience. The low-maintenance rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

Church Mews, Great Harwood, BB6 7EN

Offers Over £169,950

 3  2  1  C

- Terraced Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Fitted Kitchen
- Tenure: Freehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

14'7 x 6'10 (4.45m x 2.08m)
UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, wood effect laminate floor, stairs to first floor and doors to reception room and WC.

Kitchen

10'1 x 8'8 (3.07m x 2.64m)
UPVC double glazed window, spotlights, wall and base units, marble effect worktops, double inset stainless steel sink with mixer tap, integrated microwave, space for range cooker, extractor hood, space for fridge freezer, integrated dishwasher, part tiled elevation and wood effect lino flooring.

WC

4'5 x 3' (1.35m x 0.91m)
Central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate floor.

Reception Room

15'5 x 11'11 (4.70m x 3.63m)
UPVC double glazed window, central heating radiator, spotlights, alcove storage, electric fire, marble effect hearth and surround, store room with plumbing for washing machine and space for dryer and open access to conservatory.

Conservatory

9'5 x 7'6 (2.87m x 2.29m)
UPVC double glazed windows, central heating radiator, spotlights, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

7'8 x 6'6 (2.34m x 1.98m)
Smoke alarm, loft access, storage, wood effect laminate flooring and doors to three bedrooms and bathroom.

Bedroom One

12' x 10'6 (3.66m x 3.20m)
UPVC double glazed window, central heating radiator, spotlights, wood effect laminate flooring and door to en suite.

En Suite

6'6 x 5'2 (1.98m x 1.57m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in enclosure, extractor fan, part tiled elevation and wood effect laminate flooring.

Bedroom Two

9'11 x 8'1 (3.02m x 2.46m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

7'1 x 6'10 (2.16m x 2.08m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

7'10 x 4'10 (2.39m x 1.47m)
Central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel panel bath with mixer tap, extractor fan and tile effect lino flooring.

External

Front

Block paved drive. 2 Car Driveway

Rear

Enclosed garden, artificial lawn and decking.



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