


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	85
(81-91) B		
(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		
		

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Bostons, Great Harwood, BB6 7HJ

£280,000

WHAT MORE COULD YOU WANT THAN A HOME WITH A VIEW!?

Nestled in the charming area of Bostons, Great Harwood, Blackburn, this delightful detached house presents an exceptional opportunity for families seeking both comfort and scenic beauty. With three well-proportioned bedrooms, this home is designed to cater to the needs of a growing family, offering a spacious and practical layout that promotes easy living.

One of the standout features of this property is the breathtaking view from the rear, which provides a serene and picturesque backdrop that can be enjoyed from various vantage points. Bedroom two, in particular, boasts the best perspective, making it an ideal spot for quiet reflection or simply soaking in the natural beauty that surrounds the home.

The versatile living spaces are thoughtfully designed to accommodate family life with ease, ensuring that every member of the household can find their own space to relax and unwind. Whether it's hosting family gatherings or enjoying quiet evenings at home, this property offers the perfect blend of functionality and charm.

For those looking to expand their living space while embracing a home filled with beautiful views and family-friendly appeal, this house is a perfect choice. It promises not just a place to live, but a lifestyle enriched by the tranquility of its surroundings. Don't miss the chance to make this lovely home your own.

Bostons, Great Harwood, BB6 7HJ

£280,000

 3  1  2  C

- Immaculate Detached Property
 - Contemporary Fitted Kitchen
 - Extensive Driveway and Garage
 - EPC Rating C
- Three Bedrooms
 - Neutral Decoration Throughout
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

5'11 x 2'7 (1.80m x 0.79m)
UPVC front door, central heating radiator, door to reception room one and stairs to first floor.

Reception Room One

19'3 x 13'7 (5.87m x 4.14m)
UPVC double glazed window, central heating radiator, spotlights, wall mounted electric fire, television point, door to understairs storage and open to reception room two.

Reception Room Two

11'10 x 11'6 (3.61m x 3.51m)
UPVC double glazed window, central heating radiator and door to kitchen.

Kitchen

11'6 x 11'6 (3.51m x 3.51m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated high rise oven, four ring electric hob and extractor hood, tiled splashback, space for fridge and freezer, spotlights, tiled effect flooring, door to utility and UPVC double glazed frosted door to rear.

Utility

9'6 x 7'3 (2.90m x 2.21m)
Central heating radiator, boiler, plumbing for washing machine, spotlights, tiled effect flooring, doors to WC and garage.

WC

3'5 x 3'4 (1.04m x 1.02m)
Dual flush WC, pedestal wash basin with mixer tap, extractor fan, tiled effect flooring and door to garage.

Garage

11'6 x 9'8 (3.51m x 2.95m)
Power, lighting and up and over garage door.

First Floor

Landing

9'7 x 8'5 (2.92m x 2.57m)
Loft hatch, smoke detector, doors to three bedrooms, bathroom and eaves storage.

Bedroom One

12'10 x 10'7 (3.91m x 3.23m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to over stairs storage.

Bedroom Two

11'9 x 10'7 (3.58m x 3.23m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'6 x 9'0 (2.90m x 2.74m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'5 x 6'4 (2.57m x 1.93m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, electric feed rainfall shower with rinse head, spotlights, tiled elevations and solid wood flooring.

External

Rear

Enclosed tiered garden with paved patio and golden gravel.

Front

Paving, tarmac driveway and mature shrubbery.



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