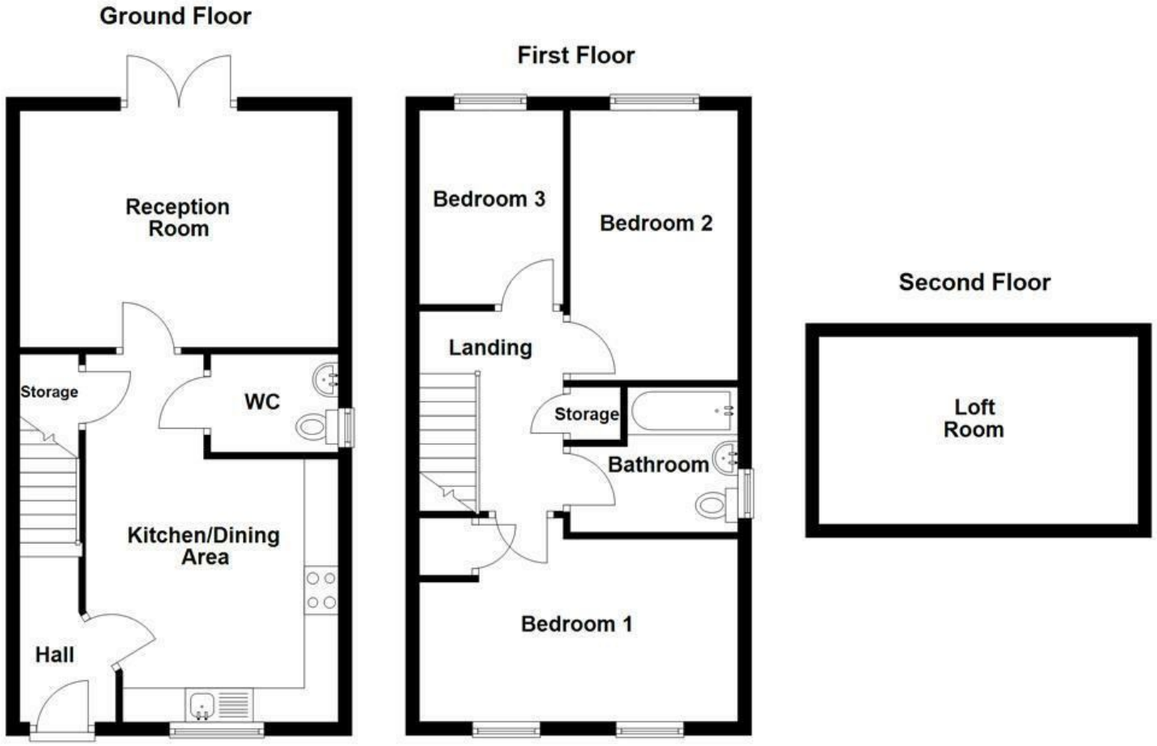
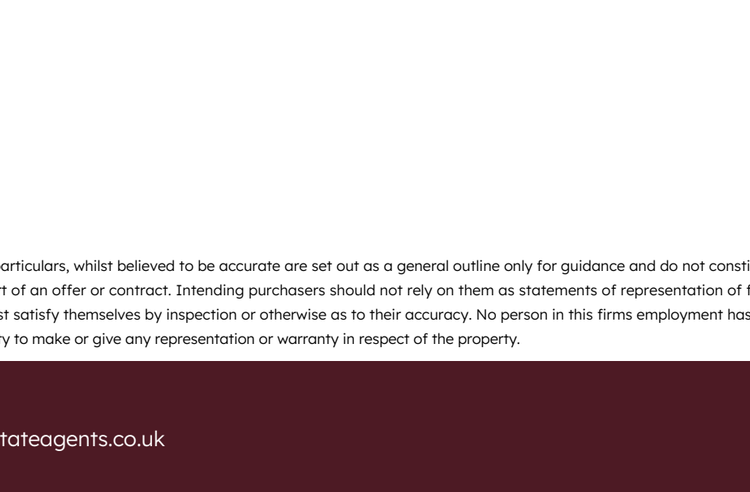


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Keenans

Harwood Lane, Great Harwood, BB6 7TB

Offers Over £240,000

A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME IN A HIGHLY SOUGHT AFTER LOCATION

Nestled in the charming Harwood Lane of Great Harwood, this semi-detached house is a true gem awaiting its new owners. Impeccably maintained and styled, this home is a testament to the care and attention lavished upon it by its current owners. From the moment you step inside, you are greeted by a warm and inviting atmosphere that makes you feel right at home.

The location of this property is simply unbeatable, offering easy access to Accrington, Whalley, Clitheroe, and Blackburn. Whether you're commuting to work or exploring the picturesque surroundings, this home provides the perfect base for all your adventures.

One of the standout features of this property is the fantastic summerhouse in the rear garden. Complete with lighting, plumbing, double glazing, and heating, this space is a versatile addition that can be transformed into a home office, gym, or even a hot tub room. The possibilities are endless, allowing you to tailor this space to suit your lifestyle.

Furthermore, the loft space has been cleverly utilised as an office/music room, offering even more potential for this already spacious home. Whether you need a quiet retreat to work from home or a creative space to indulge your musical talents, this property has you covered.

Harwood Lane, Great Harwood, BB6 7TB

Offers Over £240,000

3 | 1 | 1 | B

- Immaculate Semi Detached Property
- Three Bedrooms
- Three Piece Bathroom
- Modern Fitted Dining Kitchen
- Stylish Decoration Throughout
- Stunning Rear Garden with Summerhouse
- Off Road Parking for Two Vehicles
- Tenure Freehold
- Council Tax Band C
- EPC Rating B

Ground Floor

Entrance Hall

7'6 x 4'10 (2.29m x 1.47m)

Composite double glazed frosted front door, central heating radiator, smoke detector, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

17'11 x 12'3 (5.46m x 3.73m)

UPVC double glazed window, central heating radiator, mix of high gloss wall and base units with laminate worktops, integrated oven with four ring induction hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, spotlights, tiled flooring, doors leading to understairs storage, reception room and WC.

WC

6'2 x 4'9 (1.88m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan, spotlights and tiled flooring.

Reception Room

15'7 x 11'5 (4.75m x 3.48m)

Central heating radiator, television point, carpet and UPVC double glazed French doors to rear.

First Floor

Landing

Central heating radiator, ladder access to loft, smoke detector, doors leading to three bedrooms, bathroom and airing cupboard.

Bedroom One

15'7 x 10'4 (4.75m x 3.15m)

Two UPVC double glazed windows, central heating radiator, television point and over stairs storage.

Bedroom Two

13'1 x 8'3 (3.99m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 7'0 (2.87m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 7'0 (2.49m x 2.13m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap and overhead direct feed shower, extractor fan, spotlights, fully tiled elevations and vinyl flooring.

Loft

15'7 x 9'0 (4.75m x 2.74m)

Under eaves storage.

Exterior

Rear

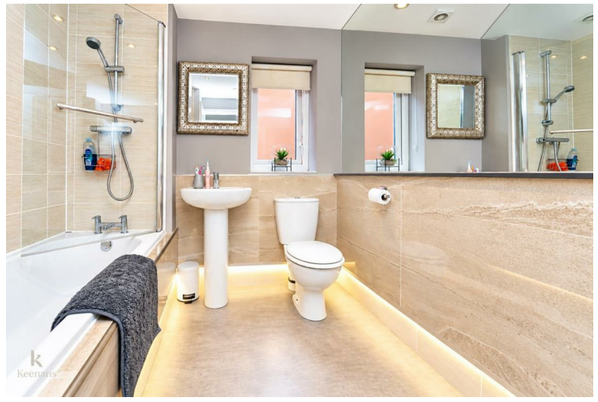
Enclosed garden with artificial lawn, paving , decking, hot tub area and access to the summerhouse.

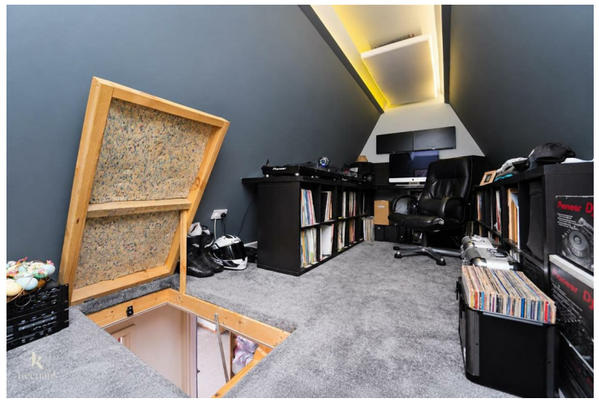
Summerhouse

Double glazed, heating, water, lighting, power and plumbing for WC.

Front

Tarmac driveway providing off road parking and slate chip bedding area.





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