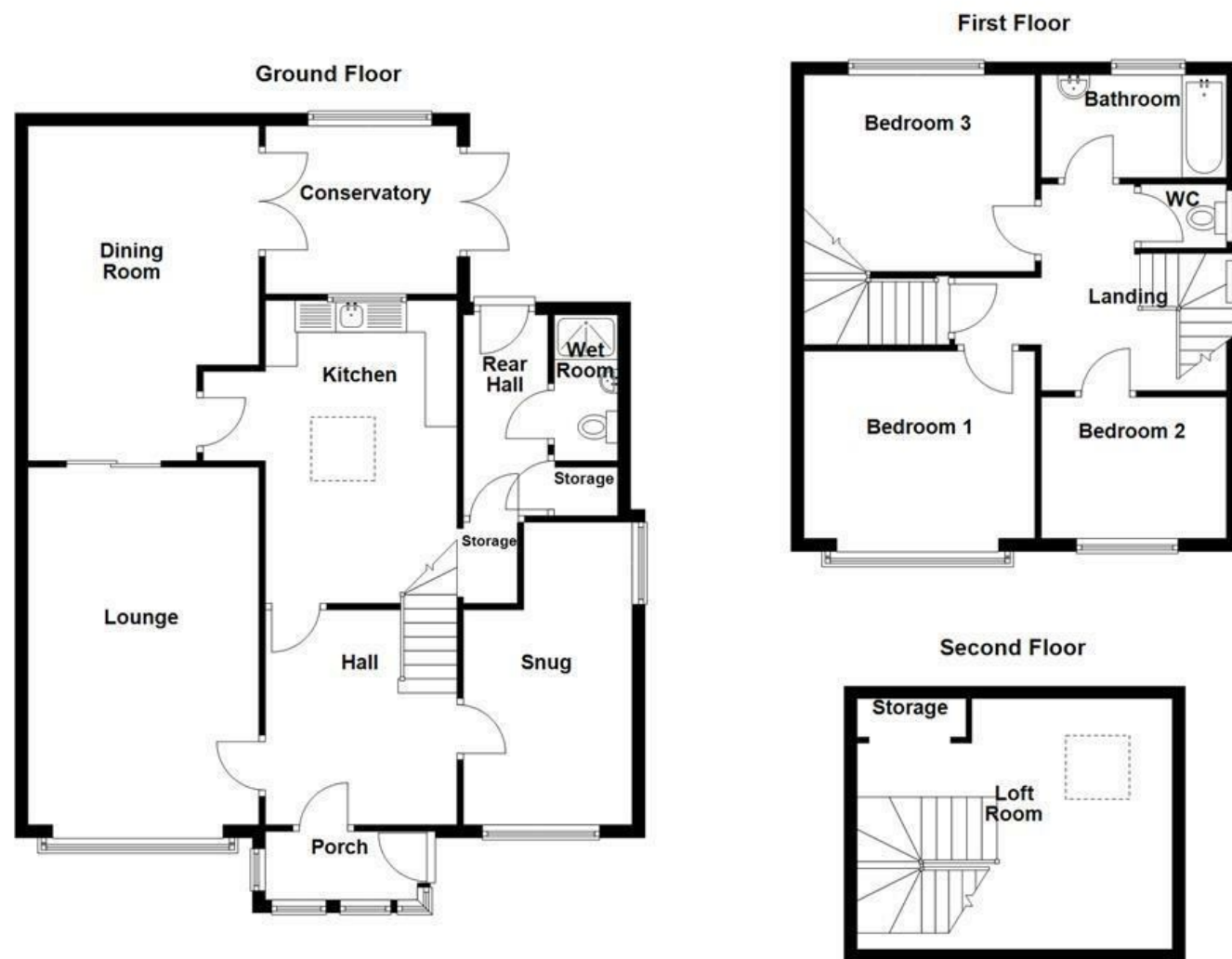




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

Lynfield Road, Great Harwood, BB6 7TS

Offers Over £285,000

THE PERFECT FAMILY HOME

Located on Lynfield Road in the charming town of Great Harwood, this delightful extended semi-detached house offers a perfect blend of modern living and spacious comfort. Boasting three well-proportioned bedrooms, this property also features a versatile loft room, ideal for use as a study, playroom, or guest accommodation.

The heart of the home is the open-plan lounge and dining area, which is designed for modern living. This inviting space features sliding doors, allowing you to create two separate rooms when desired, providing flexibility for entertaining or quiet relaxation. The large kitchen is well-equipped, providing ample room for culinary creativity. Additionally, the property includes a separate modern bathroom, a convenient downstairs wet room, and an extra reception room, or snug, which adds further flexibility to the living space.

Outside, the landscaped garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings. The driveway accommodates multiple vehicles, ensuring convenience for residents and guests alike.

Situated in a great location, this property is close to local amenities, making it an ideal choice for families and professionals seeking a vibrant community. With its thoughtful design and ample space, this home is sure to impress those looking for a comfortable and stylish living environment in Great Harwood.

Lynfield Road, Great Harwood, BB6 7TS

Offers Over £285,000

 3  2  4  D

- Tenure Leasehold
 - Off Road Parking With Drive
 - Ideal Family Home
 - Close Proximity To Local Amenities
- Council Tax Band D
 - Abundance Of Indoor And Outdoor Space
 - Sought After Area
- EPC Rating D
 - Three Well Proportioned Bedrooms
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

7'10 x 3'6 (2.39m x 1.07m)

UPVC double glazed windows, UPVC double glazed frosted windows, tiled floor, loft hatch and hard wood frosted door to hall.

Hall

11'1 x 9'11 (3.38m x 3.02m)

Stairs to first floor,

Lounge

18'5 x 11'11 (5.61m x 3.63m)

UPVC double glazed box window, central heating radiator, two feature wall lights, log burner with tiled surround and hearth, coving, wood effect laminate flooring and sliding doors to dining room.

Dining Room

17'3 x 11'10 (5.26m x 3.61m)

UPVC double glazed window, central heating radiator, coving, doors to kitchen, double doors to conservatory and wood effect laminate flooring.

Conservatory

9'2 x 7'1 (2.79m x 2.16m)

UPVC double glazed window, UPVC double glazed French doors to rear, central heating radiator and tiled floor.

Kitchen

15'7 x 9'11 (4.75m x 3.02m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, granite effect surface, stainless steel sink and double drainer, space for freestanding oven, plumbed for washing machine and dishwasher, space for fridge freezer, Velux window, tiled effect lino and door to store room.

Store Room

4'7 x 3'2 (1.40m x 0.97m)

Tiled effect lino flooring and door to rear hall.

Rear Hall

12'2 x 4'4 (3.71m x 1.32m)

Central heating radiator, tiled floor, loft access, UPVC double glazed frosted door to rear, door to wet room and snug.

Wet Room

7'8 x 3'8 (2.34m x 1.12m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, walk in direct feed rainfall shower, pedestal wash basin, PVC to ceiling, extractor fan, tiled elevation and tiled floor.

Snug

15'7 x 8'8 (4.75m x 2.64m)

Two UPVC double glazed windows, central heating radiator and wood effect laminate flooring.

First Floor

Landing

16'1 x 7' (4.90m x 2.13m)

UPVC double glazed frosted window, loft hatch, smoke alarm, doors to three bedrooms, WC, bathroom and stairs to second floor.

Bedroom One

12' x 9'7 (3.66m x 2.92m)

UPVC double glazed bay window, central heating radiator and coving.

Bedroom Two

9'11 x 7'2 (3.02m x 2.18m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12' x 9'2 (3.66m x 2.79m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

10' x 5'4 (3.05m x 1.63m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower and tiled effect lino flooring.

WC

5' x 3'4 (1.52m x 1.02m)

UPVC double glazed frosted window, central heating radiator, low flush WC and tiled effect lino flooring.

Second Floor

Loft Room

16'2 x 12'9 (4.93m x 3.89m)

Velux window and storage.

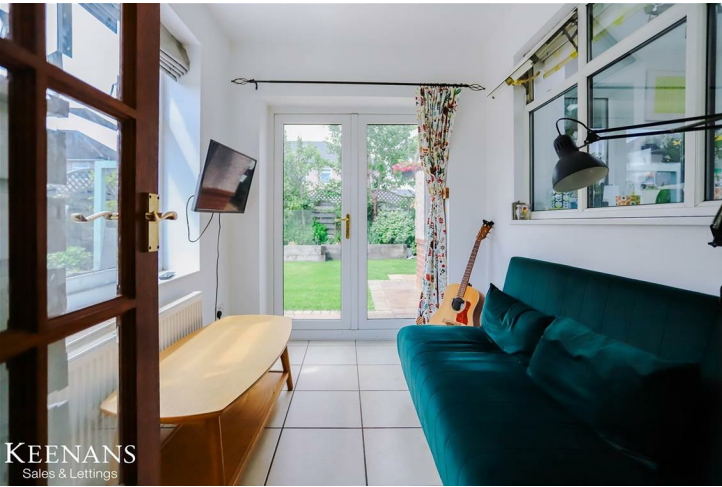
External

Rear

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

Front

Laid to lawn garden, bedding areas and block paved drive.



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