

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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	

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.

## Downham Avenue, Great Harwood, BB6 7TW

£315,000

AN EXQUISITE, EXTENDED SEMI DETACHED FAMILY HOME

Nestled in the desirable Downham Avenue area of Great Harwood, Blackburn, this exquisite semi-detached family home is a true gem. Meticulously presented and maintained to the highest standard, it offers a perfect blend of space, comfort, and modern living, making it an ideal choice for families looking to upsize.

As you step inside, you are welcomed by a generous living and kitchen area that is both versatile and thoughtfully designed. The impressive kitchen and living extension showcases deluxe fittings and a contemporary design, creating an inviting space for family gatherings and entertaining guests. The property boasts four spacious bedrooms, providing ample room for family members or guests, along with two modern bathrooms that add to the convenience of daily living.

The outdoor space is equally remarkable, featuring beautifully landscaped gardens that include well-kept lawns, elegant paving, and mature shrubs. This tranquil setting offers a perfect retreat for relaxation and outdoor activities, enhancing the overall appeal of the home.

This property is a true credit to its current owners, reflecting a warm and inviting atmosphere adorned with neutral décor and contemporary fixtures. It is ready for you to move straight in and

# Downham Avenue, Great Harwood, BB6 7TW

£315,000



- Exceptional Semi Detached Property
- Spacious Open Plan Reception Rooms
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Fitted Kitchen
- Beautifully Landscaped Gardens
- Council Tax Band C

## Ground Floor

### Entrance Porch

5'9 x 3'3 (1.75m x 0.99m)

Composite double glazed front entrance door, three UPVC double glazed windows, spotlights, wood effect flooring and oak double glazed door to the hallway.

### Hallway

9'11 x 5'1 (3.02m x 1.55m)

Hardwood single glazed frosted window, central heating radiator, coving, smoke alarm, oak flooring, stairs to the first floor and oak doors to reception room, kitchen and bedroom one.

### Reception Room

21'10 x 11'11 (6.65m x 3.63m)

UPVC double glazed box bay window, central heating radiator, television point, coving, spotlights, oak flooring, oak door to the kitchen and UPVC double glazed sliding door to the open plan reception/dining room.

### Kitchen

22'4 x 14'9 (6.81m x 4.50m)

UPVC double glazed window, central heating radiator, range of white gloss wall and base units with oak surfaces and PVC splashbacks, ceramic one and half bowl sink with drainer and spring mixer tap, electric double oven in a high rise unit, four ring electric hob, extractor hood, integrated microwave, fridge freezer, fridge, dishwasher, breakfast bar, pull out sockets, spotlights, understairs storage with plumbing for washing machine and space for dryer, slate effect flooring and open access to the open plan reception/dining room.

### Utility Room

5'1 x 3'11 (1.55m x 1.19m)

Plumbing for washing machine, space for dryer and wood effect flooring.

### Open Plan Reception/Dining Room

19'3 x 11'10 (5.87m x 3.61m)

UPVC double glazed window, UPVC double glazed frosted window, sky lantern, central heating radiator, television point, spotlights, slate vinyl flooring and two UPVC double glazed bi-folding doors to the rear.

### Bedroom One

11'4 x 10'1 (3.45m x 3.07m)

UPVC double glazed window, central heating radiator,

understairs storage, storage cupboard and door to the en suite.

### En Suite

11'4 x 2'11 (3.45m x 0.89m)

Dual flush WC, vanity top wash basin, walk in direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

### First Floor

### Landing

10' x 6'9 (3.05m x 2.06m)

UPVC double glazed frosted window, coving, loft access and oak doors to three bedrooms, bathroom and WC.

### Bedroom Two

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

11'10 x 9'1 (3.61m x 2.77m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

### Bedroom Four

10' x 7'5 (3.05m x 2.26m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

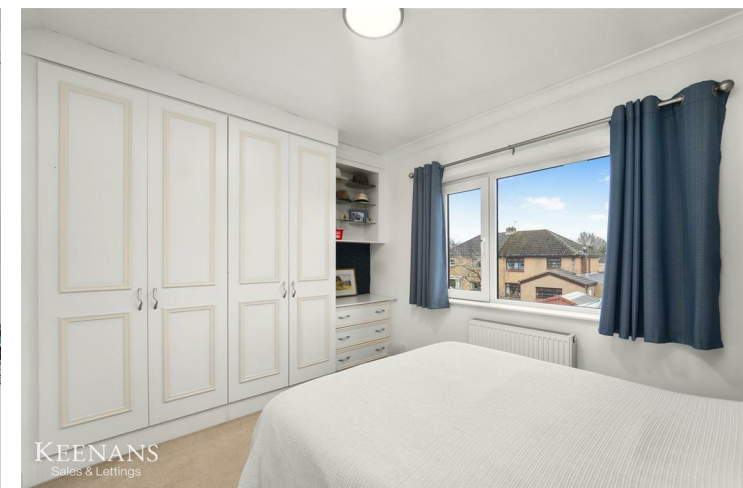
10' x 5'4 (3.05m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations, PVC panelled elevations, PVC panelled ceiling and wood effect flooring.

### WC

5'1 x 3'6 (1.55m x 1.07m)

UPVC double glazed frosted window, dual flush WC and wood effect flooring.



Tel: 01254389384

www.keenans-estateagents.co.uk