



Millers Green Worsthorne, Lancashire BB10 3FP £349,950

A well presented family home in the picturesque village of Worsthorne with an open plan kitchen dining with access through to the utility. Downstairs also offers a spacious living space and downstairs WC. The first floor has FOUR spacious bedrooms one of which has a ensuite, and an elegant 3-piece house bathroom. Externally to the rear of the property is a large garden which has laid lawn. To the front of the property is a paved drive with ample space for off road parking as well as a garage with electrics. This property is the perfect family home with the village primary school just a short walk away. The nearest high school is located less than a mile away from the development. The development boasts excellent access links for commuters with main roads nearby including the M65, M6 and the A59. There are also frequent trains/ buses from Burnley to Manchester. If it's a gentle walk you're looking for, then the Hurstwood reservoir is just a short walk away with some amazing views. This property also has a fully fitted alarm system.

- Off Road Parking
- Ensuite
- Utility
- Ground Floor w.c.
- Garage

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 102-105 kWh/m²/yr		Very environmentally friendly - lower CO₂ emissions 102-105 g/kWh	
105-115 kWh/m²/yr		115-125 g/kWh	
115-135 kWh/m²/yr		125-145 g/kWh	
135-155 kWh/m²/yr		145-165 g/kWh	
155-175 kWh/m²/yr		165-185 g/kWh	
175-195 kWh/m²/yr		185-205 g/kWh	
195-215 kWh/m²/yr		205-225 g/kWh	
215-235 kWh/m²/yr		225-245 g/kWh	
235-255 kWh/m²/yr		245-265 g/kWh	
255-275 kWh/m²/yr		265-285 g/kWh	
275-295 kWh/m²/yr		285-305 g/kWh	
295-315 kWh/m²/yr		305-325 g/kWh	
315-335 kWh/m²/yr		325-345 g/kWh	
335-355 kWh/m²/yr		345-365 g/kWh	
355-375 kWh/m²/yr		365-385 g/kWh	
375-395 kWh/m²/yr		385-405 g/kWh	
395-415 kWh/m²/yr		405-425 g/kWh	
415-435 kWh/m²/yr		425-445 g/kWh	
435-455 kWh/m²/yr		445-465 g/kWh	
455-475 kWh/m²/yr		465-485 g/kWh	
475-495 kWh/m²/yr		485-505 g/kWh	
495-515 kWh/m²/yr		505-525 g/kWh	
515-535 kWh/m²/yr		525-545 g/kWh	
535-555 kWh/m²/yr		545-565 g/kWh	
555-575 kWh/m²/yr		565-585 g/kWh	
575-595 kWh/m²/yr		585-605 g/kWh	
595-615 kWh/m²/yr		605-625 g/kWh	
615-635 kWh/m²/yr		625-645 g/kWh	
635-655 kWh/m²/yr		645-665 g/kWh	
655-675 kWh/m²/yr		665-685 g/kWh	
675-695 kWh/m²/yr		685-705 g/kWh	
695-715 kWh/m²/yr		705-725 g/kWh	
715-735 kWh/m²/yr		725-745 g/kWh	
735-755 kWh/m²/yr		745-765 g/kWh	
755-775 kWh/m²/yr		765-785 g/kWh	
775-795 kWh/m²/yr		785-805 g/kWh	
795-815 kWh/m²/yr		805-825 g/kWh	
815-835 kWh/m²/yr		825-845 g/kWh	
835-855 kWh/m²/yr		845-865 g/kWh	
855-875 kWh/m²/yr		865-885 g/kWh	
875-895 kWh/m²/yr		885-905 g/kWh	
895-915 kWh/m²/yr		905-925 g/kWh	
915-935 kWh/m²/yr		925-945 g/kWh	
935-955 kWh/m²/yr		945-965 g/kWh	
955-975 kWh/m²/yr		965-985 g/kWh	
975-995 kWh/m²/yr		985-1005 g/kWh	
1000 kWh/m²/yr		1000 g/kWh	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	