



## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>102-105 kWh/m²/yr</small> <small>Very energy efficient - lower running costs</small> <small>102-105 kWh/m²/yr</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>102-105 g/kWh</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>102-105 g/kWh</small>	
<small>Not energy efficient - higher running costs</small> <small>121-125 kWh/m²/yr</small> <small>Not energy efficient - higher running costs</small> <small>121-125 kWh/m²/yr</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>121-125 g/kWh</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>121-125 g/kWh</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	