



Hilton & Horsfall

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
<small>Very energy efficient - lower running costs</small>			
(92-100) A		(92-100) A	
(81-90) B		(81-90) B	
(70-80) C		(70-80) C	
(59-69) D		(59-69) D	
(39-58) E		(39-58) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
<small>Not energy efficient - higher running costs</small>			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC