



**Black Leach Farm, Blackburn Old Road,
Great Harwood, Blackburn BB6 7UU**

Great Harwood ½ mile

Blackburn and M65 Motorway 5 miles

Black Leach Farmhouse is detached and constructed some forty years ago of cavity block walls with dressed stone exterior elevations except the north east gable which is cement rendered under a dual pitch tile roof. Access is directly from Blackburn Old Road to the front of the house where there is a front integral porch and an integral double car garage with pebble circular turning area around a stone flag centre. There is a rear garden area with lawn and well established beech hedge borders.

Great Harwood town centre is only one half mile distance down Blackburn Old Road and has all day to day household needs. Blackburn is within easy reach with busy shopping malls, major supermarkets / discount stores, pubs, restaurants, cafes, medical centre, hospital, schools for all ages, petrol stations, recreation parks and ring road with access to the M65 Burnley – Preston Motorway M6 North and South and M61 for Manchester - Blackburn.

Tenure Freehold with vacant possession.

Council Tax band G

Energy Performance Certificate band D

Price £775,000

Viewing Strictly by appointment through the selling agents.

What3words ///renew.crunch.afford

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel 01200 441351 Email sawley@rtturner.co.uk

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Ground Floor Integral porch 7' 2" x 5' 5" with tiled floor, solid front entrance door and glazed inner door with side glazing to the hall

Hall 12' 7" x 11' 5" with fitted carpet, stairway to the first floor, wall radiator and centre ceiling light

Cloaks 5' 0" x 5' 0" with fitted carpet, front window, wall radiator, pedestal wash basin, toilet and centre ceiling light

Snug Lounge 15' 3" x 12' 8" with bow window, fitted carpet, fitted electric fire with polished pine mantle and surround, wall radiator, centre ceiling and two wall light fittings

Dining Room 14' 1" x 12' 9" with fitted carpet, front window, wall radiator and centre ceiling light

Kitchen 17' 8" x 11' 7" with lino floor covering, range of painted wall cupboards and work top units incorporating a stainless steel single drainer sink unit under the kitchen window, New World electric cooker with ceramic four ring hob and oven, peninsular unit, recessed ceiling lights, double glazed doors to the garden and wall radiator

Utility 10' 9" x 10' 4" with lino floor covering, range of work top units incorporating a stainless steel single drainer sink unit under the window, wall radiator, centre ceiling light and cloaks with lino floor covering, window, glass shower closet and toilet with pedestal wash basin, toilet, wall radiator and centre ceiling light

Integral Double Car Garage 20' 6" x 18' 9" with concrete floor with polished resin finish, two electronically operated up and over fibre glass doors, wall mounted Baxi gas combination boiler, plumbing for a clothes washer and wall mounted electrical circuit board with trip switches

First Floor A corner flight carpeted stairway leads from the hall to a central landing with fitted carpet and entrances to an upstairs lounge, four bedrooms and bathroom

Lounge 20' 3" x 18' 6" with fitted carpet, two windows with undersill radiators, brick fireplace and chimney breast with raised slate hearth and electric fire fitting, glazed double doors to a balcony and pine boarded ceiling with two centre ceiling lights

Front Bedroom 1 12' 9" x 11' 9" with fitted carpet, bow window, wardrobe closet, wall radiator and centre ceiling light

Front Bedroom 2 12' 6" x 11' 9" with fitted carpet, window with undersill radiator, fitted wardrobes and centre ceiling light

Ensuite 9' 10" x 6' 6" with tiled floor with underfloor heating, tiled walls, window, shower closet with glass sliding door and Mira electric shower fitting, chrome wall mounted heated towel rail, panelled bath, pedestal wash basin, toilet and recessed ceiling lights

Rear Bedroom 3 12' 8" x 9' 8" with fitted carpet, window with undersill radiator, wardrobe closet and centre ceiling light

Rear Bedroom 4 10' 7" x 7' 10" with fitted carpet, window with undersill radiator, wardrobe closet and centre ceiling light

Bathroom 9' 1" x 7' 2" with tiled floor and tiled walls, gable window, chrome wall mounted heated towel rail, corner glass sided shower closet with Mira electric shower fitting, panelled bath, pedestal wash basin, toilet and recessed ceiling lights

Services comprise mains electricity, water, gas and drainage. Gas fired central heating and domestic hot water. Upvc double glazed windows throughout and doors to the garden

Kitchen



Entrance Hall



Utility Toilet



Cloaks



Snug Lounge



Dining Room



Kitchen



Kitchen



Utility



Garage



First Floor Lounge



First Floor Lounge



First Floor Lounge



First Floor Landing



Front Bedroom 1



Ensuite



Bathroom



Front Bedroom 2



Rear Bedroom 3

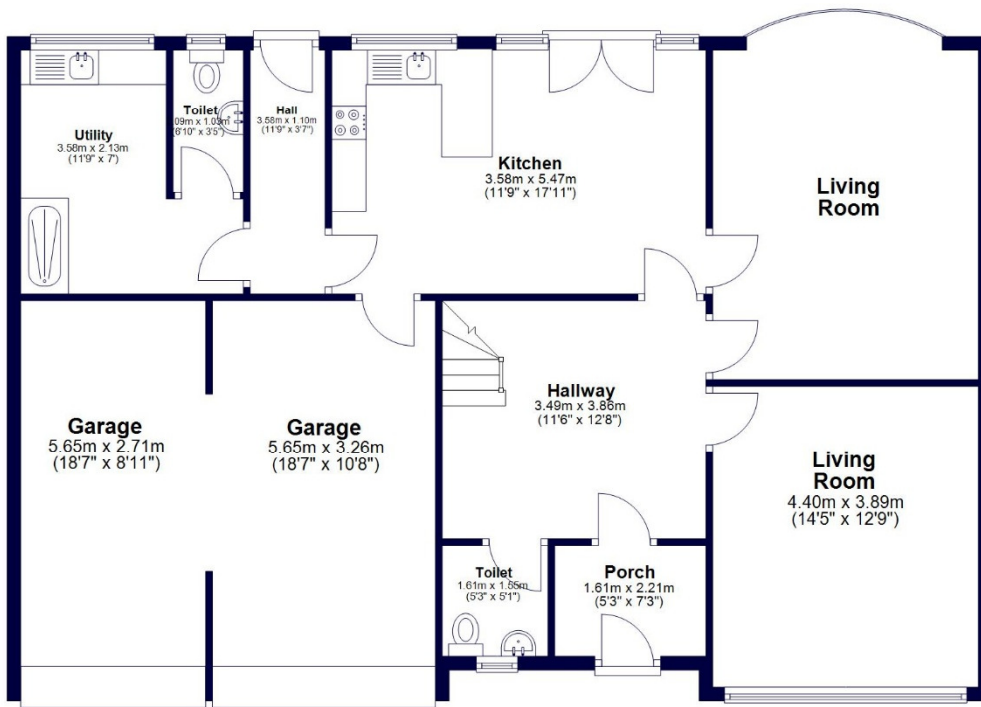


Rear Bedroom 4

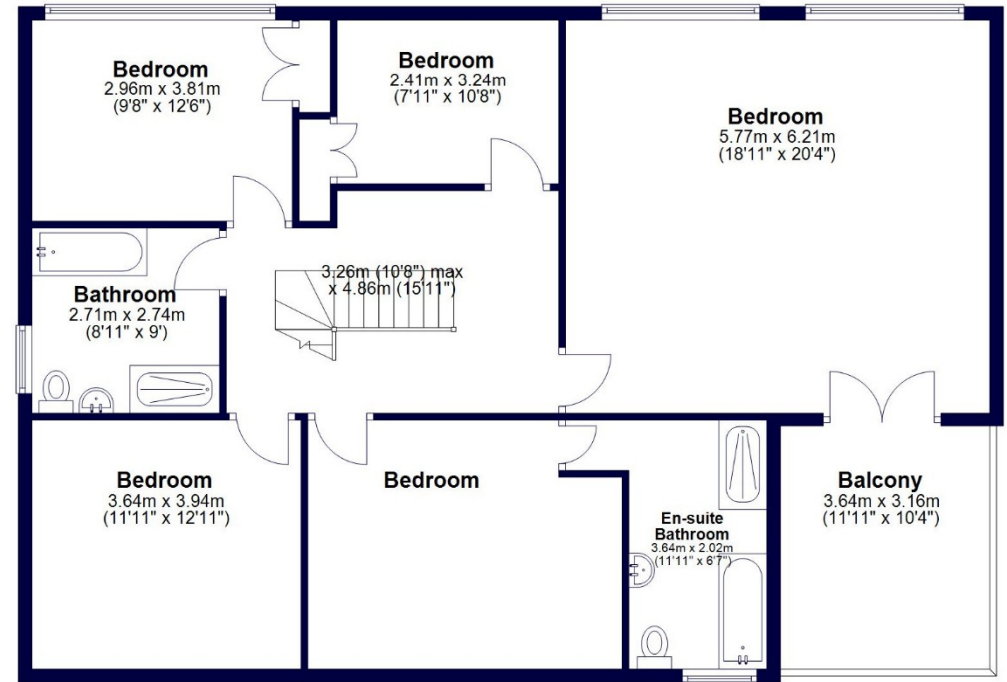


Floor Plan

Ground Floor



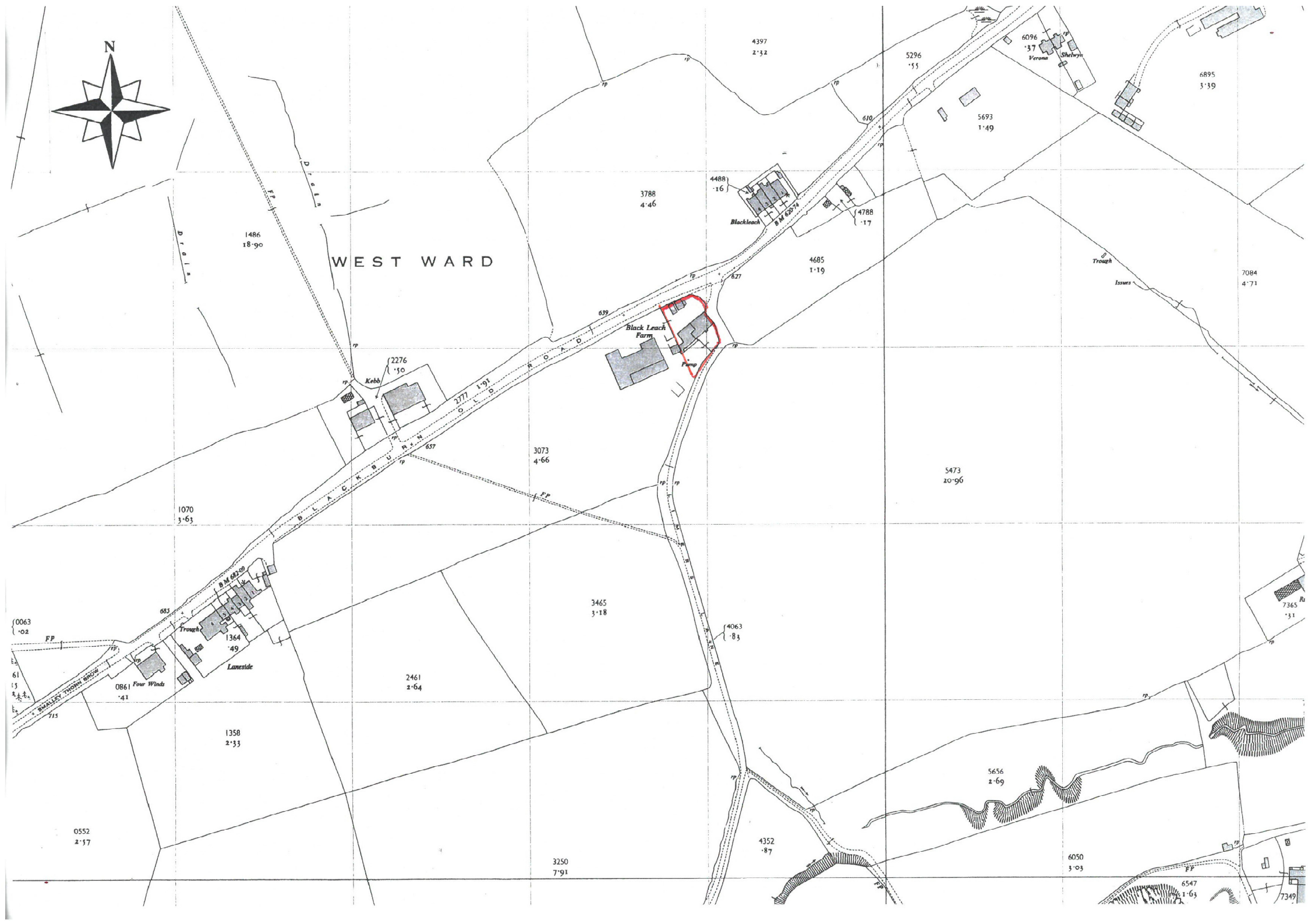
First Floor



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



WEST WARD





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