

Northcliffe, Great Harwood, Blackburn, Lancashire. BB6 7PJ

£365,000 Freehold

FOR SALE



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Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470  
enquiries@stonesyoung.co.uk



## PROPERTY DESCRIPTION

**\*IMPECCABLE FOUR BEDROOM DETACHED PROPERTY\*** This stunning four bedroom, detached family home is a beautifully presented property finished with luxurious, stylish living. Commanding an enviable plot on Northcliffe and boasting a beautiful outlook to the rear, the property flows internally with spacious, versatile living solutions ideal for a growing family.

The property comprises of an entrance vestibule, opening in the bright hallway with high ceilings and stairs leading to the basement and first floor. The 15ft lounge which has a large bow window allowing plenty of natural light to flood the room. There is also a gas fire which is the main focal point of the room. Moving through the hallway into the kitchen this provides ample space in the form of base and eye units with contrasting Corian work surfaces and a range of integrated appliances including hob, double oven, fridge freezer and dishwasher. There is also space for a dining table. The next room is the snug which is currently being used as a second sitting room. This has French doors leading onto the stunning grey tiled roof terrace which has a glass balustrade overlooking the beautiful rear garden and distant views over the countryside. Completing the first floor is the modern three piece shower room in white which comprises of a wc, sink and shower enclosure. On the second floor off the large landing where access to the loft can be found is the master bedroom which has fitted wardrobes and stunning views out of the large window. There are a further two excellent sized double bedrooms one of which has fitted wardrobes and a good sized single bedroom which is currently being used as a study. The final addition to the second floor is the four piece family bathroom suite in white. On the ground floor is the basement which currently has plumbed for the washing machine but has the flexibility to be a variety of different uses.

Great Harwood is an enviable location due to the wonderful amenities, local restaurants and walking routes nearby. This attractive, garden fronted property boasts huge curb appeal and is a testament to the current occupants whom have lived here for over 24 years it would be the perfect forever home for a growing family looking to move to Great Harwood and it benefits from driveway parking for several vehicles along with on street parking. Early viewing is highly advised for this superb property as high interest is expected.

## FEATURES

- Set Over Three Floors
- Four Bedrooms
- Large Driveway to allow Parking for Several Vehicles
- Stunning Decor Throughout
- Two Reception Rooms
- Two Bathrooms
- Large Detached Property
- No Chain Delay
- Large Basement Featuring Utility and Garage With Power and Lighting



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, double glazed upvc window and front door.

#### Hallway

Carpet flooring, stairs to first floor and basement, under stairs storage, ceiling coving, double glazed upvc window, panel radiator.

#### Lounge

15' 08" x 13' 11" (4.78m x 4.24m)

Carpet flooring, ceiling coving, ceiling spot lights, gas fire with black granite hearth and wood surround, panel radiator, TV point, double glazed upvc window.

#### Kitchen/Diner

12' 03" x 11' 02" (3.73m x 3.40m)

Karndean flooring, fitted wall and base units with contrasting Corian work surfaces, tiled splash backs, Bosch electric hob, Samsung oven and grill, extractor fan, integral fridge freezer and dishwasher, ceiling spot lights, space for dining table, panel radiator, double glazed upvc window and door to the terrace.

#### Second Reception Room/Snug

12' 04" x 10' 05" (3.76m x 3.17m)

Carpet flooring, ceiling coving, patio door onto the terrace, panel radiator, double glazed upvc French doors

#### Bathroom

7' 01" x 5' 09" (2.16m x 1.75m)

Tiled flooring, three piece in white with mains fed shower, tiled splash backs, ceiling spot lights, storage cupboard, towel radiator, frosted double glazed upvc window.

### First Floor

#### Landing

Carpet flooring, loft access with ladder with light and boarded, storage cupboard, double glazed upvc window.

### Bedroom One

13' 08" x 13' 11" (4.17m x 4.24m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

### Bedroom Two

11' 09" x 11' 03" (3.58m x 3.43m)

Double bedroom with carpet flooring, built in cupboard, double glazed upvc window, panel radiator.

### Bedroom Three

10' 08" x 10' 08" (3.25m x 3.25m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

### Bedroom Four

12' 08" x 6' 00" (3.86m x 1.83m)

Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

### Bathroom

7' 05" x 6' 10" (2.26m x 2.08m)

Amtico flooring, four piece in white with mains fed shower, ceiling spot lights, vanity unit, heated towel radiator, frosted double glazed upvc window.

### Basement

#### Utility

23' 07" x 8' 02" (7.19m x 2.49m)

Vinyl flooring, fitted unit with Belfast sink, plumbed for washing machine, patio doors to the rear garden, storage, panel radiator, door into garage, upvc window

#### Garage

23' 09" x 10' 08" (7.24m x 3.25m)

Upvc double glazed window

#### Storage Room

08' 03" x 10' 04" (2.51m x 3.15m)





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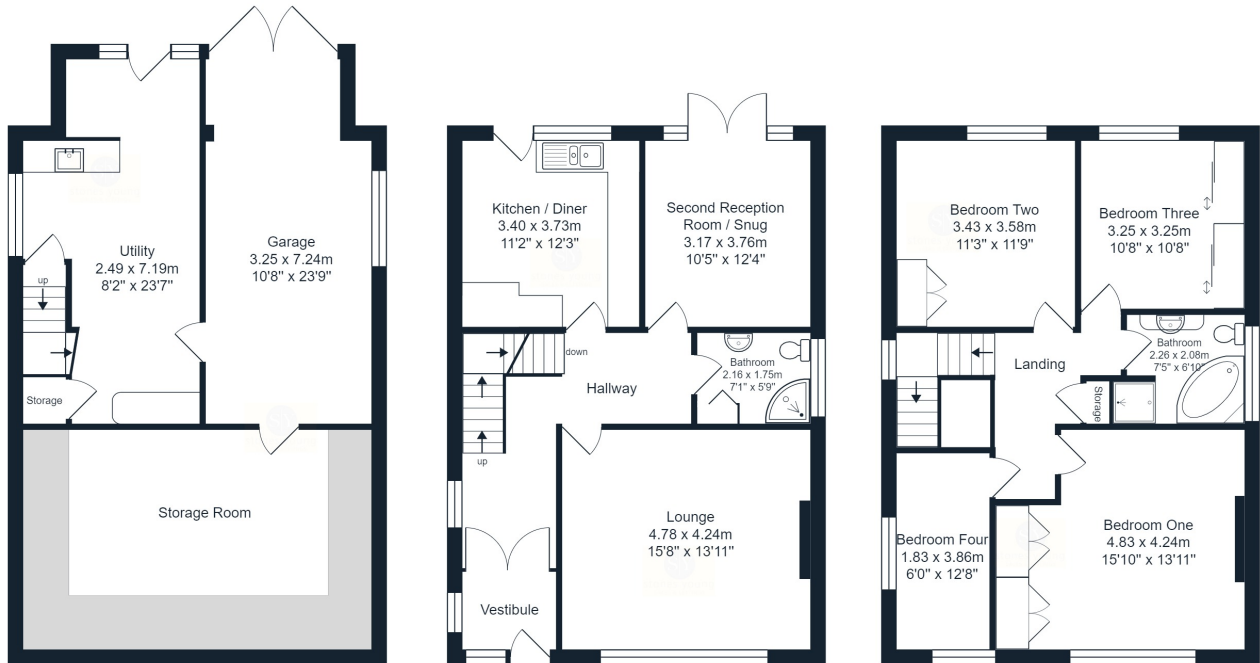
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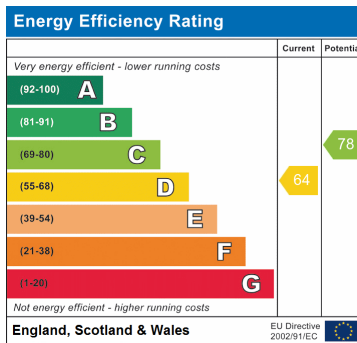


# FLOORPLAN & EPC



## Northcliffe, Great Harwood

Total Area: 168.5 m<sup>2</sup> ... 1814 ft<sup>2</sup> (excluding garage, storage room)  
 All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

