

Lynfield Road, Great Harwood, Blackburn, Lancashire. BB6 7TS

£230,000 Freehold

FOR SALE



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Blackburn  
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## PROPERTY DESCRIPTION

**\*NESTLED IN A RESIDENTIAL AREA IN GREAT HARWOOD\*** Located just a stones throw from Whalley, this lovely semi-detached house presents a wonderful opportunity for those seeking a modernised and well-maintained residence on the outskirts of the Ribble Valley.

The property is entered through the front door into the spacious hallway leading into the lounge diner and kitchen positioned at the back of the home. The light filled lounge diner boasts dual aspect windows and neutral decor throughout while the feature gas fire acts as a focal point of the room. With a vast footprint, the room can be portioned off by well position furniture, allowing dual use as a snug at the front and dining area to the rear. The beautiful kitchen has been expertly utilised with plenty of worktop space, high quality gloss cupboards and integrated appliances all ensuring that functionality combined with high quality and style. Upstairs, you'll find three generously proportioned bedrooms, providing ample space for a growing family. The master bedroom is a great size and even hosts a full wall of high quality fitted wardrobes while leaving space for additional furnishings and king sized bed. Bedrooms two and three are also good sizes and currently provide well proportioned children's bedrooms but also offer the versatility to be used as a home office or dressing rooms. Completing the accommodation is the recently finished family bathroom. The quality workmanship is clear to see with the expert tiling and perfect installation highlighting the high quality finishing.

Convenience is key with driveway parking available, providing ease of access and eliminating the hassle of searching for a parking spot. The property's freehold tenure offers peace of mind and stability, allowing the new owner to fully enjoy and personalise their living space without the constraints of leasehold restrictions. The meticulously landscaped gardens provide a tranquil setting for relaxation and outdoor enjoyment without the high maintenance hassle of weekly gardening.

Located in a quiet residential area of Great Harwood, this lovely semi detached home is situated just a short walk from Great Harwood Town Centre where amenities are in abundance. From supermarket's, gyms, hairdressers and shops, everything is on your doorstep. Access to the A59 and M65 are both just a five minute drive away providing easy transport across the North West for those working across the county. Whalley village is just a few minutes away from this idyllic location where you can enjoy all the countryside walks and Ribble Valley lifestyle while setting up roots in the welcoming and friendly town.

## FEATURES

- Three Bedrooms
- Driveway Parking
- New Roof
- Modernised Throughout
- Stunning Front & Rear Gardens
- Quiet Residential Area
- Open Plan Lounge Diner
- Modern Kitchen & Bathroom



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, stairs to first floor, double glazed uPVC front door and window, storage under stairs, panel radiator.

#### Lounge/Diner

Laminate flooring, gas fire with tiled hearth, double glazed uPVC French doors to rear garden, panel radiator.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, Karndean flooring, sink and drainer, integral dishwasher, washing machine and fridge freezer, electric oven and induction hob, extractor fan, double glazed uPVC windows and door to rear garden, panel radiator.

### First Floor

#### Landing

Carpet flooring, loft access, double glazed uPVC window.

#### Bedroom One

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

#### Bedroom Two

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

#### Bedroom Three

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

#### Bathroom

Tiled flooring three piece in white with mains fed shower over bath, tiled floor to ceiling, ceiling spot lights, double glazed uPVC, panel radiator.



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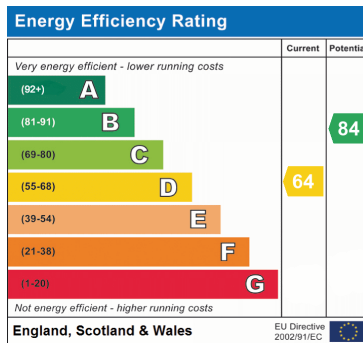


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# FLOORPLAN & EPC



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.