





Fabulous family home located in the sought after area of Harwood. The property boasts a cul-de-sac position and a great rear garden - perfect for children.

Accommodation to the ground floor comprises an entrance hall, lounge, dining room and fitted kitchen with access to the garage. To the first floor there are three bedrooms and a family bathroom.

The property is warmed by gas central heating via a combi boiler and has double glazing in place.

Externally there are gardens to the front and rear of the property, along with a driveway and garage.

The area is well served by an array of local shops, schools and restaurants and is just a short drive to the open space of the West Pennine Moors.

Ground Floor

Entrance Hall

Entrance porch, inner front door. Carpeted. Access to the first floor.

Lounge

4.35m x 3.73m (14' 3" x 12' 3") Light and spacious. Feature fireplace. Carpeted. Window to the front elevation. Access through to the dining room.

Dining Room

3.84m x 3.43m (12' 7" x 11' 3") Carpeted. Rear French doors accessing the garden.

Fitted Kitchen

3.38m x 2.54m (11' 1" x 8' 4") Fitted with a range of wall and base units incorporating a stainless steel sink with mixer tap. Integrated appliances include double oven and ceramic hob, fridge freezer and dishwasher. Window to the rear elevation and access through to the garage.



FIRST FLOOR

Landing & Stairs

Carpeted.

Bedroom 1

4.26m x 3.65m (14' 0" x 12' 0") Double bedroom. Range of fitted bedroom furniture. Carpeted. Window to the front elevation.

Bedroom 2

3.8m x 3.45m (12' 6" x 11' 4") Double bedroom. Range of fitted furniture. Carpeted. Window to the rear elevation.

Bedroom 3

Carpeted. Window to the front elevation.

Family Bathroom

Three piece suite comprising a WC, wash hand basin and corner shower incorporating a wall mounted mixer shower. Tiled flooring and walls. Heated towel rail and frosted window to the rear elevation.

Externally

Gardens

Lawned gardens to the front and rear of the property. The rear garden is enclosed and of a good size, with a paved patio area and timber fencing surround.

Driveway & Garage

Garage with up and over door. Ample space for additional storage.

Driveway providing off road parking.