



7 Hillside Close, Great Harwood

£425,000 Freehold

A STUNNING THREE BEDROOM DETACHED HOUSE IN GREAT HARWOOD. This versatile property comprises of vast internal accommodation while featuring a double garage with an electric door, ample driveway parking for several vehicles and beautiful rear garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



A STUNNING THREE BEDROOM DETACHED HOUSE IN GREAT HARWOOD. This versatile property comprises of vast internal accommodation while featuring a double garage with an electric door, ample driveway parking for several vehicles and beautiful rear garden.

Step into the property and enjoy the sprawling footprint that has been intelligently designed to host a spacious lounge dining room and conservatory, all well positioned and offering the potential for further development. The kitchen boasts ample cupboard space, integral ovens and appliances while having the added bonus of a pantry currently hosting the fridge freezer and boiler. The property has two separate bathrooms, both with walk-in showers. Rest peacefully in any of the three double bedrooms, all complete with built-in wardrobes and storage.

The property is crowned by a spacious, well-manicured garden with a delightful patio area, ideal for al fresco dining and enjoying with the family. With the vast amount of space on offer, there is also potential to extend for those looking to enhance even further.



Vestibule

Tiled flooring, ceiling coving, double glazed uPVC front door.

Hallway

Tiled flooring, ceiling coving and spot lights, under stairs storage, stairs to first floor, panel radiator.

Hallway 2

Carpet flooring, ceiling coving, loft access, double glazed uPVC window, panel radiator.

Lounge

Carpet flooring, ceiling coving and spot lights, gas fire with marble hearth and surround, x2 double glazed uPVC windows, panel radiator.

Dining Room

Laminate flooring, ceiling coving and spot lights, double glazed uPVC sliding doors leading into conservatory, panel radiator.

Conservatory

Laminate flooring, double glazed uPVC throughout, x2 panel radiators.

Kitchen

Laminate flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, induction hob, extractor fan, double Neff oven and Neff microwave, space for dishwasher, integral fridge, ceiling spot lights, double glazed uPVC window.

Rear Porch

Carpet flooring, base unit with contrasting work surfaces, space for fridge and freezer, wall mounted boiler, ceiling spot lights, double glazed uPVC window and door leading to the rear garden.

Bedroom 1

Double bedroom with Laminate flooring, ceiling coving, fitted wardrobes, x2 double glazed uPVC windows, panel radiator.

Bedroom 2

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

Bathroom

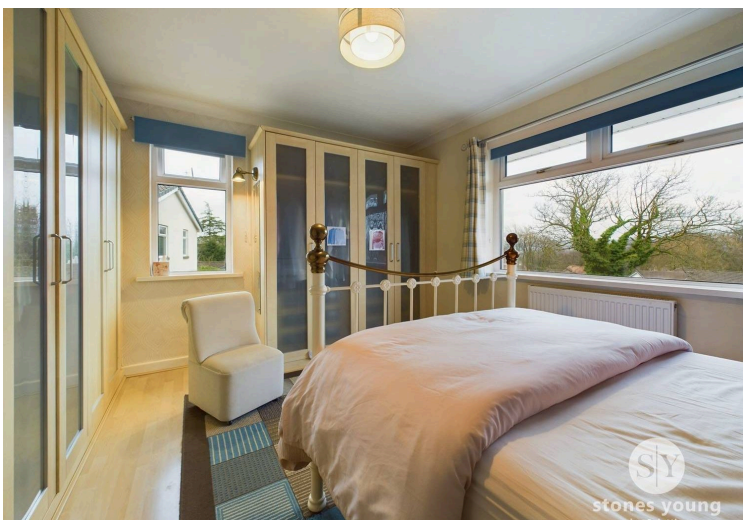
Vinyl flooring, three piece in white comprising of mains fed walk in shower, wc and basin with vanity, tiled floor to ceiling, storage cupboard, frosted double glazed uPVC window, x2 towel radiators.

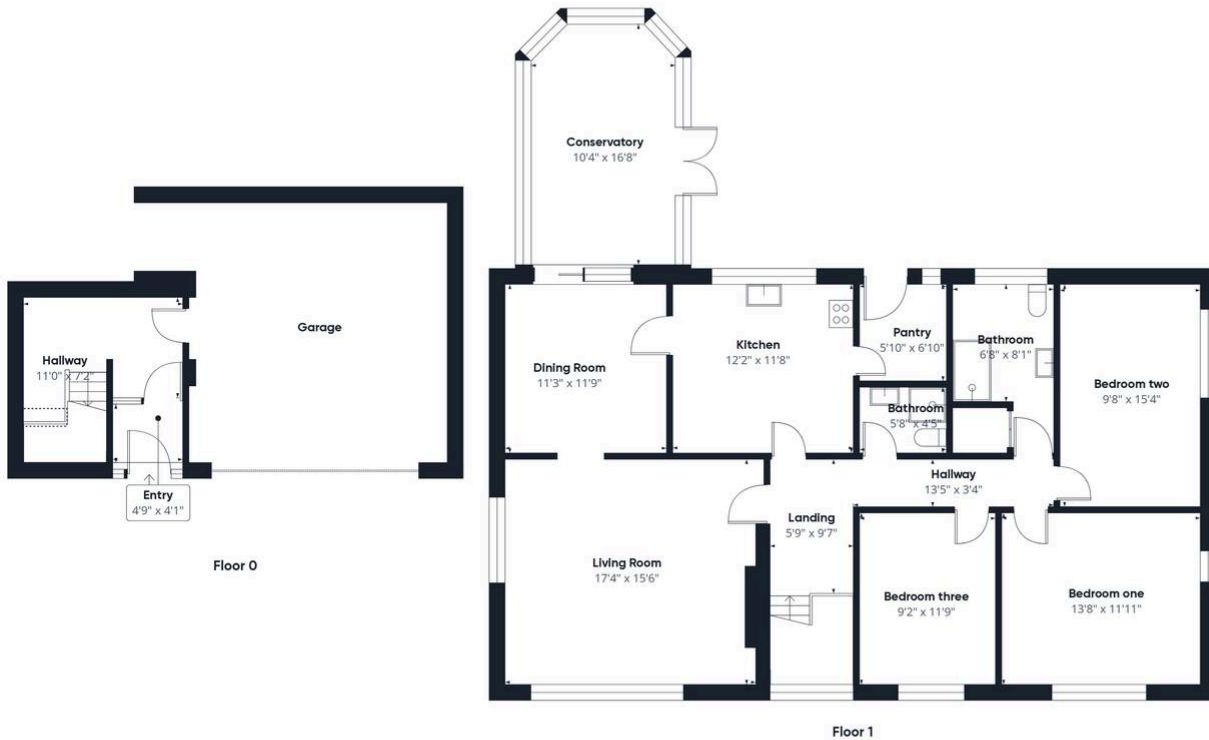
Bedroom 3

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

Bathroom

Vinyl flooring, three piece in white comprising of mains fed shower enclosure, wc and basin, ceiling spot lights, tiled floor to ceiling, towel radiator.





Approximate total area⁽¹⁾

1549.57 ft²

Reduced headroom

3.33 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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