



17 HARWOOD LANE, GREAT HARWOOD,  
BB6 7SN  
£250,000



WHAT A BEAUTIFUL FAMILY HOME. This OUTSTANDING 4 Bedroomed mature semi detached property has been maintained to an EXCEPTIONAL STANDARD, situated on the periphery of the Ribble Valley in the much sought after town of Great Harwood. Viewings highly recommended.









### Entrance Vestibule

UPVC door with frosted side window, cupboard housing the utility meter, coved ceiling, ceiling rose, solid oak glazed door to ..

### Large Entrance Hallway

UPVC frosted window, central heating radiator, coved ceiling, ceiling rose, Karndean flooring, access to downstairs Cloakroom, Lounge, Sitting Room, Kitchen and stairs to first floor.

### Downstairs WC

UPVC double glazed frosted window, wash basin and low suite WC, chrome towel rail, floor to ceiling wall tiles, tiled floor, PVCU ceiling with spotlights, solid oak door.

### Lounge

15'07 x 17'11 incl bay (4.75m x 4.70m)  
UPVC double glazed bay window to front elevation, solid oak internal door, two tall contemporary radiators, wall mounted living flame gas fire, shelving with spotlights to chimney recess, coved ceiling, carpet flooring.

### Sitting Room

18'01 x 14'10 (5.51m x 4.52m)  
UPVC double glazed bay window to rear elevation, solid oak internal door to under stairs storage, housing utility meter, two tall contemporary radiators, coved ceiling, shelving to

recess with spotlights, carpet flooring.

### Kitchen

16'07 x 9'05 (5.05m x 2.87m)

Two UPVC double glazed windows to side, one large double glazed window to rear, a modern range of wall and base units with laminate work top surfaces with upstands and tiled splash backs, single bowl stainless steel drainer sink unit, 5 ring gas hob with stainless steel extractor fan, wall mounted double oven in built microwave oven, integrated dish washer, tall fridge freezer, larder cupboard, complementary breakfast bar, ceiling spotlights, tiled floor.

### Stairs to First Floor

With return balustrade,

### 'U' Shaped Landing

Central heating radiator, coved ceiling, loft hatch access.

### Bedroom 1

14'04 x 17'10 (4.37m x 5.44m)

UPVC double glazed bay window, range of built in wardrobes with overhead storage, tall contemporary radiator, solid oak internal door to ...

### En Suited Shower Room

Walk in shower cubicle, vanity wash basin, tall heated chrome towel rail, floor to ceiling tiles, tiled flooring, PVCU ceiling with spotlights.







### Bedroom 2

14'04 x 11'09 (4.37m x 3.58m)

UPVC double glazed window, central heating radiator, ceiling spotlights.

### Bedroom 3

12'01 x 8'09 (3.68m x 2.67m)

UPVC double glazed window, central heating radiator, ceiling spotlights.

### Bedroom 4

8'08 x 11'07 (2.64m x 3.53m)

UPVC double glazed window, central heating radiator, ceiling spotlights.

### Bathroom

12'01 x 5'02 (3.68m x 1.57m)

UPVC double glazed frosted window, 4 piece suite comprising Jacuzzi style bath with tiled surround and mixer head taps with shower head, vanity sink unit, low suite WC, double shower cubicle with rainfall shower head, floor to ceiling tiles, tiled

flooring, PVCU cladding and ceiling spotlights.

### Attic

14'02 x 20'11 (4.32m x 6.38m)

Accessed by pull down ladder, power and light, carpeted flooring, eaves storage, cupboard housing combi boiler.

### Outside

To the front of the property is an enclosed garden laid for ease of maintenance with mature planting borders.

There is a paved enclosed yard to the rear laid for ease of maintenance with bedding plant areas.

To the side of the property is a paved area with timber shed and outside water tap.

### Wash Room

11'06 x 6'07 (3.51m x 2.01m)

UPVC window, single bowl sink unit, laminate work surfaces with tiled splash backs, plumbed for washing machine and space for tumble dryer, clothes drying rack, tiled flooring.

### Garage

Accessed via the rear of the property with up and over door and also access via the rear garden.

### General Information

Council Tax Band D.

### Reference

13136/05/17/SM/BW

### VIEWING:

By appointment with vendor's agents only.

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