



*74 Edge End Lane
Great Harwood
Offers In The Region Of: £ 229,950*





74 Edge End Lane, Great Harwood

An extended, immaculately presented semi-detached property located in a popular residential area in Great Harwood, conveniently situated for local amenities, transport links.

An ideal family home with far lovely reaching views, spacious front, and rear gardens, along with generously proportioned flexible living accommodation.

The accommodation, briefly comprises, entrance porch, welcoming entrance hall, lounge, kitchen, Garden room, dining room/study, utility room, and downstairs WC, and on the ground floor, along with three bedrooms and family bathroom on the first floor.

Externally to the front of the property, there is a spacious front garden and private concrete drive allowing off road parking for one, and to the rear of the property, there is an attractive garden with paved patio area, lawn area with mature planted borders, along with delightful timber decking patio area.



ENTRANCE PORCH

A composite entrance door opens into the entrance porch with UPVC double glazed window overlooking the side of the property, briefly comprises, carpeted flooring, and ceiling light point.

ENTRANCE HALL

The welcoming entrance hall, briefly comprising, first floor balustrade staircase, carpeted flooring, ceiling coving, and ceiling light point.

LOUNGE

A spacious light filled lounge with large UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, ceiling coving, wall light point, and ceiling light point.

KITCHEN

The spacious kitchen which overlooks the impressive garden room, briefly comprises, a range of cream base and wall mounted units and breakfast bar with complementary laminate work surfaces, and ceramic tile splash-back, stainless steel sink with drainer and chrome mixer tap, integrated Neff appliances, comprising, double oven and grill, oven and grill, four ring ceramic hob, stainless steel extractor, fridge freezer, and dishwasher, under-stairs storage cupboard, ladder radiator, Karndeal flooring, and two ceiling light points. The kitchen allows open access into the garden room.

GARDEN ROOM

Accessed directly from the kitchen, the impressive UPVC garden room, briefly comprising, Karndeal flooring, daylight spotlights, and chrome ceiling spotlights. The garden room allows access out into the attractive rear garden.

UTILITY ROOM

The utility room, briefly comprises, a range of cream base and wall mounted units with complementary laminate work surfaces, space and plumbing for a washing machine and tumble dryer, Worcester combination boiler, laminate tile flooring, and ceiling light point. The utility room allows access into the downstairs WC, along with access out to the rear garden via a UPVC glazed door.

DOWNSTAIRS WC

The downstairs WC, briefly, comprises, ceramic wash hand basin with chrome mixer tap, low level WC, vinyl flooring, and ceiling light point.

DINING ROOM/STUDY

The dining room/study with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM ONE

A spacious double bedroom with two UPVC double glazed window overlooking the front and rear of the property with far reaching views of Hambledon Hill to the rear, briefly comprising, fitted floor to ceiling wardrobes, overbed storage cupboards and two bedside cabinets, two radiators, carpeted flooring, and two ceiling light points.

BEDROOM TWO

A double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted wardrobes, display shelves, and over bed storage cupboards, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the rear of the property with far reaching views of Hambledon Hill, briefly comprising, fitted wardrobe, chest of drawers, and freestanding, rotating mirror with storage, radiator, carpeted flooring, and ceiling light point.

BEDROOM FOUR

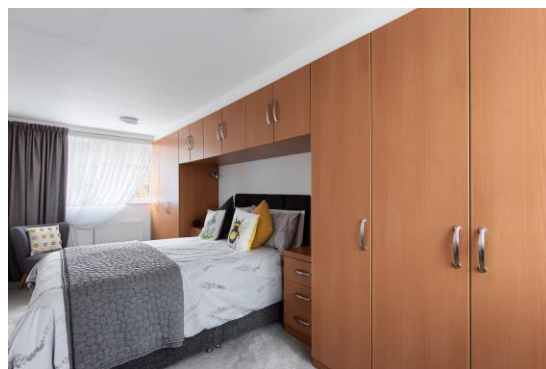
Bedroom four with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

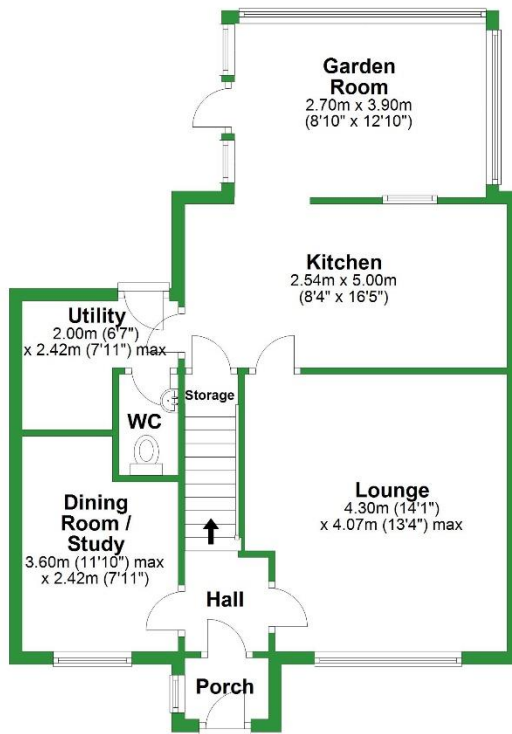
The family bathroom with UPVC frosted window, briefly comprises, panelled bath with chrome mixer tap, and chrome thermostatic shower over, white gloss vanity unit housing the ceramic sink with chrome mixer tap and low-level WC, ceramic wall tiles, chrome towel warmer, Karndeal flooring, and ceiling light point.

EXTERNAL

Externally to the front of the property, there is a spacious front garden and private concrete drive allowing off road parking for one, and to the rear of the property, there is an attractive garden with paved patio area, lawn area with mature planted borders, along with delightful timber decking patio area.

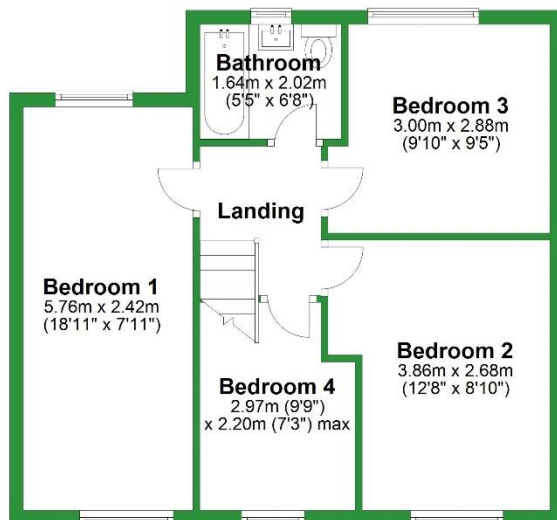


Ground Floor
Approx. 60.7 sq. metres (653.2 sq. feet)



Total area: approx. 109.8 sq. metres (1182.3 sq. feet)
For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor
Approx. 49.2 sq. metres (529.2 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048. Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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