

38 FRANKLAND CHASE
GREAT HARWOOD
BB6 7FQ

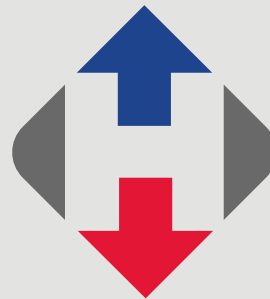
£255,000



- Modern detached house built 2020
- Large lounge with French doors
- Dining kitchen & utility room
- Detached garage
- 4 bedrooms, en-suite
- Good-sized south facing rear garden
- Pleasant cul-de-sac location
- 100 m² (1,088 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

A modern detached house constructed in 2020, situated at the end of a cul-de-sac on an attractive plot with a lovely south facing rear garden. The house offers well planned family accommodation with a spacious hallway, cloakroom, dining kitchen and utility to the rear. At the back of the house is a full-width lounge with glazed French doors opening onto the patio. The first floor comprises four bedrooms in total with the master having large free-standing wardrobes which are included in the sale, plus a three-piece en-suite shower and there is a three-piece house bathroom.



Externally there is a double driveway leading to a detached garage, front garden and good-sized rear garden with lawn, large patio and planting borders. The property has over twelve months remaining on the House Builders' warranty and a further eight years on the NHBC warranty. Viewing is recommended.

LOCATION: Entering Great Harwood from the Whalley direction, turn right into Harwood New Road and third left into Mortimer Avenue. Follow the road and turn left into Holdsworth Drive and left again into Frankland Chase. The house can be found at the far end on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

SPACIOUS ENTRANCE HALL: With staircase off to first floor with spindles and balustrade.

CLOAKROOM: With 2-piece suite comprising low suite w.c. with push button flush and pedestal wash handbasin.

DINING KITCHEN: 4.3m x 3.3m (14' x 10'11"); fitted modern range of grey gloss wall and base units with complementary dark laminate working surface and splashback, one bowl stainless steel sink unit with mixer tap, integrated electric fan oven with 4-ring stainless steel gas hob, extractor fan over, integrated dishwasher, space for fridge freezer, space for dining table and chairs.

UTILITY ROOM: 1.8m x 1.8m (6' x 5'11"); base cupboards with laminate work surface, wall cupboard housing central heating boiler, plumbing for washing machine.

LOUNGE: 5.5m x 3.5m (18' x 11'4"); full-width lounge to the rear with television point and glazed French doors opening onto the rear garden.

FIRST FLOOR:

SPACIOUS LANDING: With loft access and overstairs storage cupboard.

BEDROOM ONE: 2.9m opening to 3.6m x 3.4m (9'8" opening to 12'6" x 11'); with free-standing wardrobes with sliding doors which are included in the sale.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and fitted shower enclosure, part-tiled walls, extractor fan.





BEDROOM TWO: 3.4m x 2.7m (11' x 8'9").

BEDROOM THREE: 2.9m x 2.0m (9'7" x 6'8").

BEDROOM FOUR: 2.6m x 2.0m (8'8" x 6'8").

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and panelled bath with chrome shower tap fitment, part-tiled walls, extractor.

OUTSIDE: To the front of the property is a double tarmac driveway providing parking for 2 cars side by side. Front lawn, detached single GARAGE with up-and-over door, electric light and power.

Access along the side of the house leading to an enclosed south facing rear garden with large paved patio area, lawn with planting borders and timber boundary fence. Situated on the opposite of the house is an outside cold water tap.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

EXTRAS: There is the remainder of a 10 year NHBC guarantee and also over 12 months left on the new House Builders' guarantee

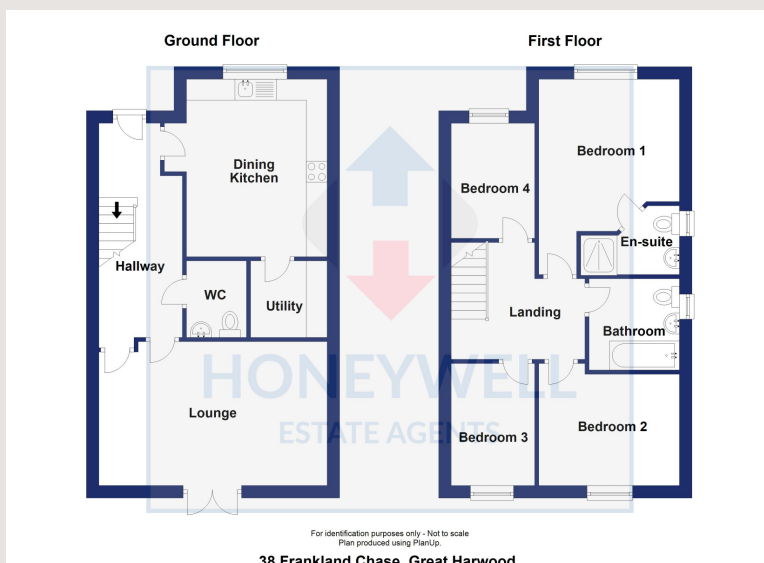
EPC: The energy efficiency rating for this property is B.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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CD/SMR/220421

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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