



6 Laneside
Great Harwood, Blackburn, BB6 7UX

 **mortimers**
ESTATE AGENTS & CHARTERED SURVEYORS

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Mortimers are pleased to offer to the market this beautiful four bedroom property to the market, surrounded by stunning views, a two minute walk from the reservoir with a five car driveway and separate annex or workshop. Briefly consisting of entrance hall, two reception rooms, utility room, kitchen, four double bedrooms, one of which is downstairs with an en-suite shower room, family bathroom upstairs as well as a large rear garden and separate annex which is currently used as a workshop.

EPC-TBC

Our telephone lines are open until 8.30pm weekdays and 10am until 4pm weekends. Please call or email to arrange a viewing.



45 Queen Street, Great Harwood, Lancashire, BB6 7QP
Tel: 01254 881970 Fax: Email: greatharwood@mortimers-property.co.uk

www.mortimers-property.co.uk

WELL COTTAGE
6 LANESIDE

A truly beautiful large cottage property on the edge of Great Harwood close to local walks and the countryside.

On the approach to the property you will see beautiful views overlooking the Ribble Valley, the large five car driveway and large front and rear gardens, with outside seating area as well as flower beds and large lawned area.

On entering the property you walk into the front entrance vestibule with original tiled flooring, stepping through to the hallway, this large area has plenty of space with laminate flooring, stairs leading up to the first floor and doors leading off.

The door to your right is the downstairs bedroom, a good sized double room with in built storage and a three piece en-suite which is tiled on all four walls, with WC, pedestal wash basin and shower room.

Heading back out through the hallway to the living room, with the laminate flooring that flows through from the hallway, a large feature fireplace with gas fire and views over longridge fell. The sitting room at the rear has darker laminate flooring, exposed stone feature wall with fireplace which is holds a gas fire and has views overlooking Hyndburn.

Through to the utility room, this has space for a washing machine, dryer and under the counter fridge or freezer, with a Belfast sink, multiple base and wall units as well as hard wood tops. The rear vestibule has holds a tiled floor as well as in built storage which can be used as seating.

The kitchen is a fully built magnet kitchen, with aga cooker, granite worktops multiple base and wall units and an in built dishwasher.

Heading up stairs from the kitchen to the first landing, which has storage in built as well as the boiler. The second bedroom has built in bunk beds, built in storage but is large enough to be a good sized double room and has views to the front.





DIRECTIONS From our Great Harwood office, continue up Queen street and take a right at the mini roundabout, continue along church street and take a left at the next mini roundabout, follow the road heading out of Great Harwood after about quarter of a mile the property is on your left hand side.

SERVICES All mains services are available

LOCAL AUTHORITY Hyndburn Borough Council

TENURE To be advised

VIEWING Strictly by appointment through Mortimers

GROUND FLOOR

VESTIBULE

HALLWAY

9'11" x 7'10" (3.02m x 2.4m)

DOWNSTAIRS BEDROOM

11'10" x 7'10" (3.6m x 2.4m)

EN-SUITE

LIVING ROOM

19'8" x 15'5" (6m x 4.7m)

SITTING ROOM

10'2" x 15'1" (3.1m x 4.6m)

UTILITY ROOM

12'10" x 6'11" (3.9m x 2.1m)

REAR VESTIBULE

5'11" x 9'2" (1.8m x 2.8m)

KITCHEN

19'8" x 11'10" (6m x 3.6m)

FIRST FLOOR

LANDING

BEDROOM ONE

19'8" x 14'9" (6m x 4.5m)

BEDROOM TWO

9'6" x 11'6" (2.9m x 3.5m)

BATHROOM

5'3" x 8'2" (1.6m x 2.5m)

BEDROOM THREE

13'5" x 7'10" (4.1m x 2.4m)

LANDING

OUTBUILDINGS

ANNEX

15'5" x 13'1" (4.7m x 4m)

LOG STORE

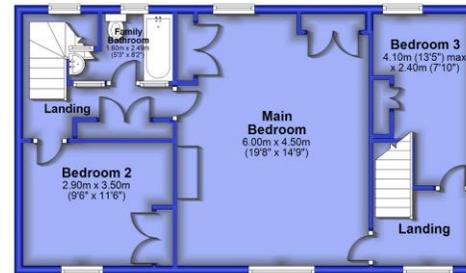
STORE ROOM



Ground Floor



First Floor



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