

BEAMER GARDENS

GREAT HARWOOD, BLACKBURN



2/3/4 BEDROOM
DETACHED, SEMI-DETACHED & TERRACED HOMES

Register your interest with

KEENANS
ESTATE AGENTS
01254 389384



URBANLIFE

WELCOME TO GREAT HARWOOD



Great Harwood is a town in the Hyndburn district of Lancashire, located 4.5 miles north east of Blackburn and on the cusp of the Ribble Valley. Great Harwood is the major conurbation of 3 towns - these are Great Harwood, Clayton-le-Moors, and Rishton.

There is a vibrant social and night life. Numerous pubs and clubs along with sporting facilities draw people in to socialise from surrounding areas. Great Harwood boasts many restaurants, cafes and enviable shopping.

Blackburn, home to Blackburn Rovers Football Club, the area has many sporting clubs and facilities to enjoy, from tennis, archery, rugby, football and cricket. There are regular family events. It has award winning primary and secondary schools.

Great Harwood has a thriving friendly town centre full of independent shops and also three major supermarkets, Tesco, Aldi and Morrisons to choose from.

In the past the town had an industrial heritage with the Mercer Hall Leisure Centre on Queen Street, and the town clock, paying tribute to John Mercer, the 'father' of Great Harwood, who revolutionised the cotton dyeing process with his invention of mercerisation. Today there is a modern vibrancy with shops like Turtle Bee, Brie Mine, The Finest Fudge Co, Hodges Butchers, The Green Olive, Fresh off the Hook, the Lancashire Dog Company, Tippy Cows and Holy Cannoli to name but a few.








Great Harwood has a wonderful art scene with many exhibitions from local artists who choose to live in the area because of its excellent location to the Ribble Valley and surrounding countryside with breath-taking views, where there are many walking trails to enjoy.

Easy access to M65 Motorway provides easy access to Preston, Bradford, Leeds and Manchester: with also rail and bus links, and stations - getting around has never been easier including access to International Airports.



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2/3/4 BEDROOM
DETACHED, SEMI-DETACHED
& TERRACED HOMES

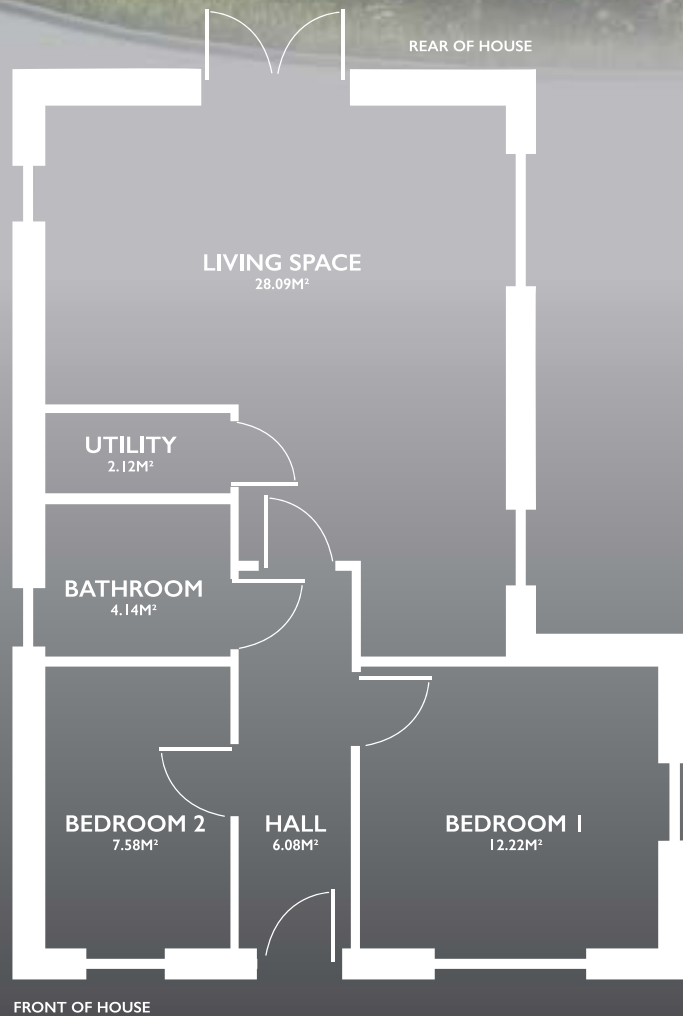
-  House Type A, 2 Bedroom Detached
-  House Type B, 3 Bedroom Semi-Detached
-  House Type C, 4 Bedroom Detached
-  House Type C1, 4 Bedroom Detached
-  House Type C2, 4 Bedroom Detached
-  House Type D, 3 Bedroom Semi-Detached
-  House Type E, 2 Bedroom Terraced

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2 BED DETACHED

HOUSE SIZE 62.52M² / 672.96FT²



HOUSE TYPE {A}

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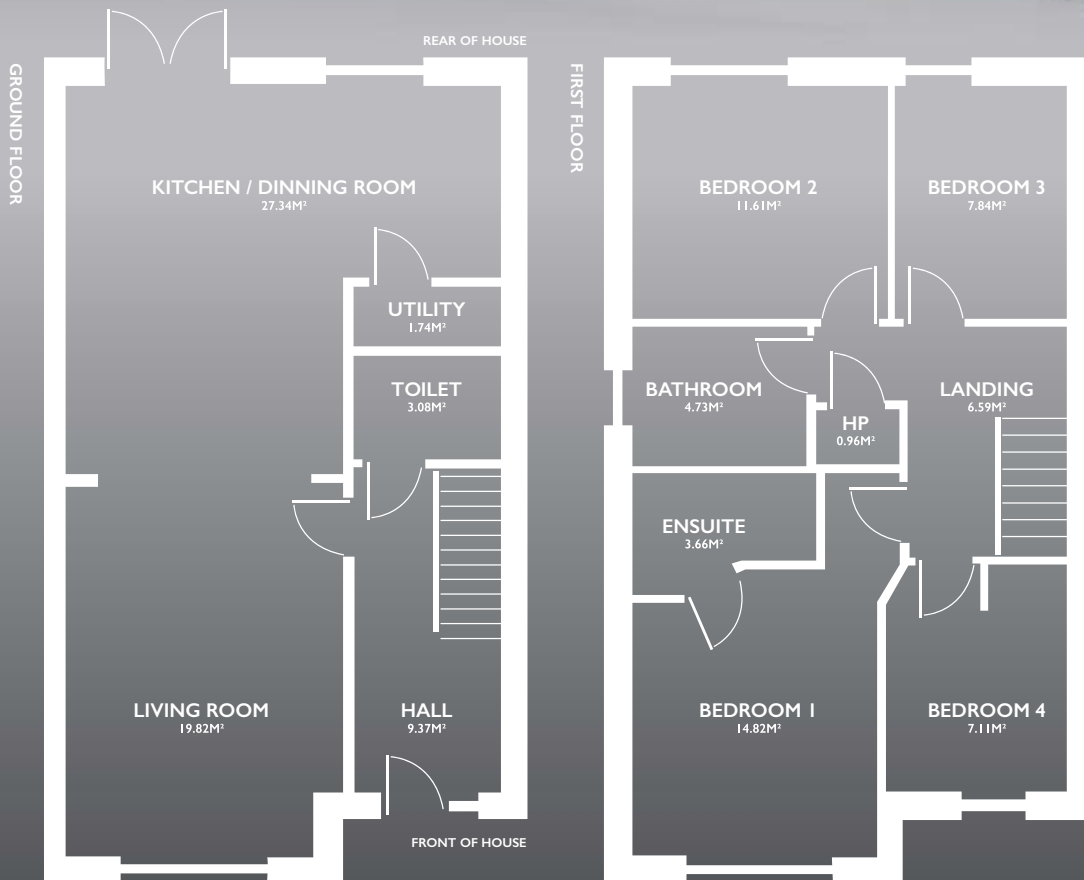
FLOOR PLAN LAYOUT



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3 BED SEMI-DETACHED

HOUSE SIZE 103.22M² / 1111.04FT²



HOUSE TYPE B

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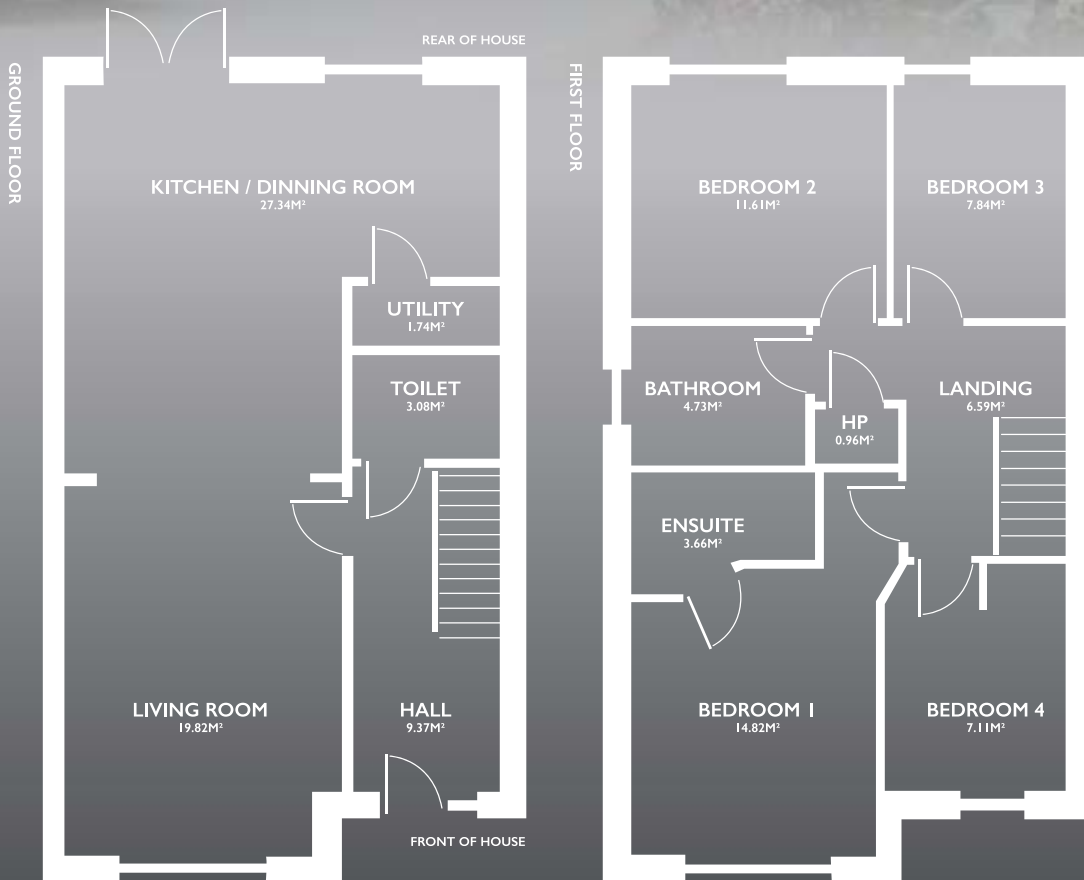
FLOOR PLAN LAYOUT



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4 BED DETACHED

HOUSE SIZE 126.74M² / 1364.22FT²



HOUSE TYPE C

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FLOOR PLAN LAYOUT



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SPECIFICATIONS

EXTERIOR

- Stylish brick front elevation and gables
- White plaster render finish to rear
- Blue/Black concrete tile to roof
- Black fascia and soffit
- Tarmac driveway
- Seeded front garden which may be planted in selected areas
- Rear garden level and seeded with timber post and panel fencing
- Electric Vehicle charging point
- Bike shed to rear garden
- Exterior tiled canopy
- Exterior lights to front and rear doors

WINDOWS & DOORS

- High-performance double-glazed windows
- Fully insulated front door with multipoint locking system

INTERIOR

- All walls throughout painted in Cornforth White and ceilings in French White
- Woodwork painted in a white eggshell finish
- Skirting & architrave throughout
- Engineered solid internal oak finished doors with stylish handles
- Elegant white painted staircase with solid white oak wooden hand rails
- High efficiency gas boiler
- Climate heating control via your smartphone with zone options (ground floor; first and water)
- Wired for Satellite TV to main rooms
- Cat 5 cable data points for your Smart TVs, Broadband, etc
- Wired for intruder alarm
- Smoke and carbon monoxide detectors throughout
- Choice of Vinyl/Carpet flooring to ground floor – colour options available**
- Carpet to stairs, landing and bedrooms - colour options available**

KITCHEN

- Shaker style kitchen - choice of 5 colours**
- Handles – choice of 5 styles**
- Choice of complementary work surfaces**
- Upstands to match work surfaces
- Stainless steel splash back to cooker area
- Stainless steel extractor fan
- Stainless steel gas/electric induction hob
- Stainless steel conventional electric oven
- Stainless steel 1,5 bowl sink
- Monobloc Sink Mixer Chrome
- Integrated doors provided for dishwasher and fridge-freezer space
- Undercounter lights

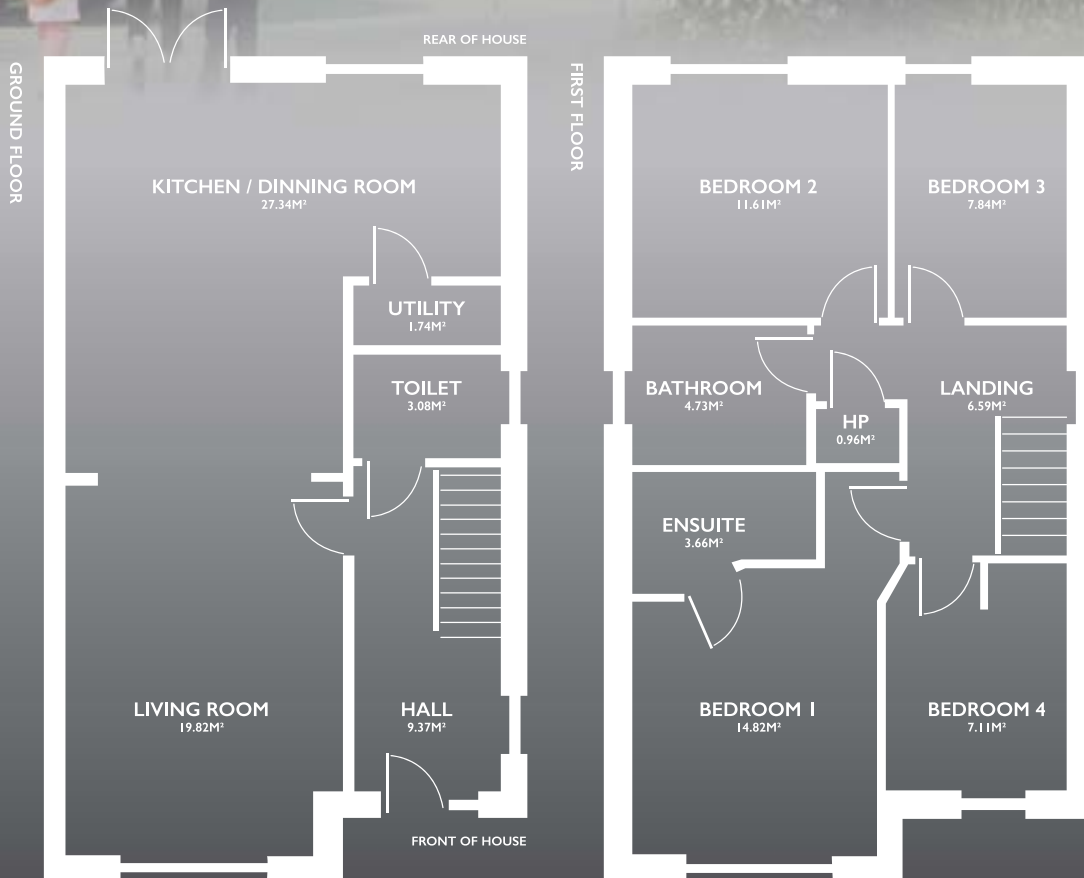
BATHROOMS / EN - SUITE

- Contemporary white Ideal Standard Sanitary Ware with chrome fittings
- High quality shower doors
- Heated chrome towel rails
- Extra large mirror fitted above wash basins in WC, main bathroom and en-suite
- 1200 x 800 shower tray to en-suite
- Full height tiling to bath area and shower encloser
- Splash back to sinks
- Porcelanosa tiles fitted to WC, main bathroom and en-suite
- Porcelain to floors and matching tile to bath area
- Spots to ceiling

**Any upgrades of the kitchen and flooring specifications to be dealt directly with selling agent and relevant suppliers.

4 BED DETACHED

HOUSE SIZE 126.74M² / 1364.22FT²



HOUSE TYPE CI

URBANLIFE

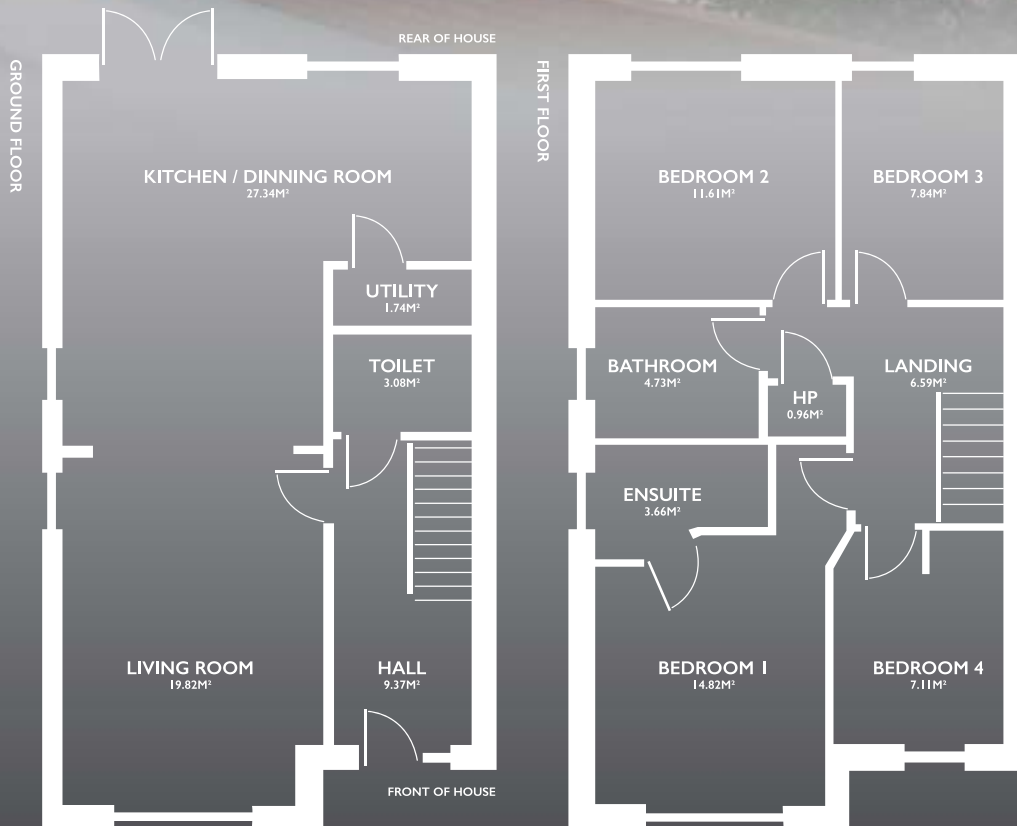
FLOOR PLAN LAYOUT



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4 BED DETACHED

HOUSE SIZE 126.74M² / 1364.22FT²



HOUSE TYPE C2

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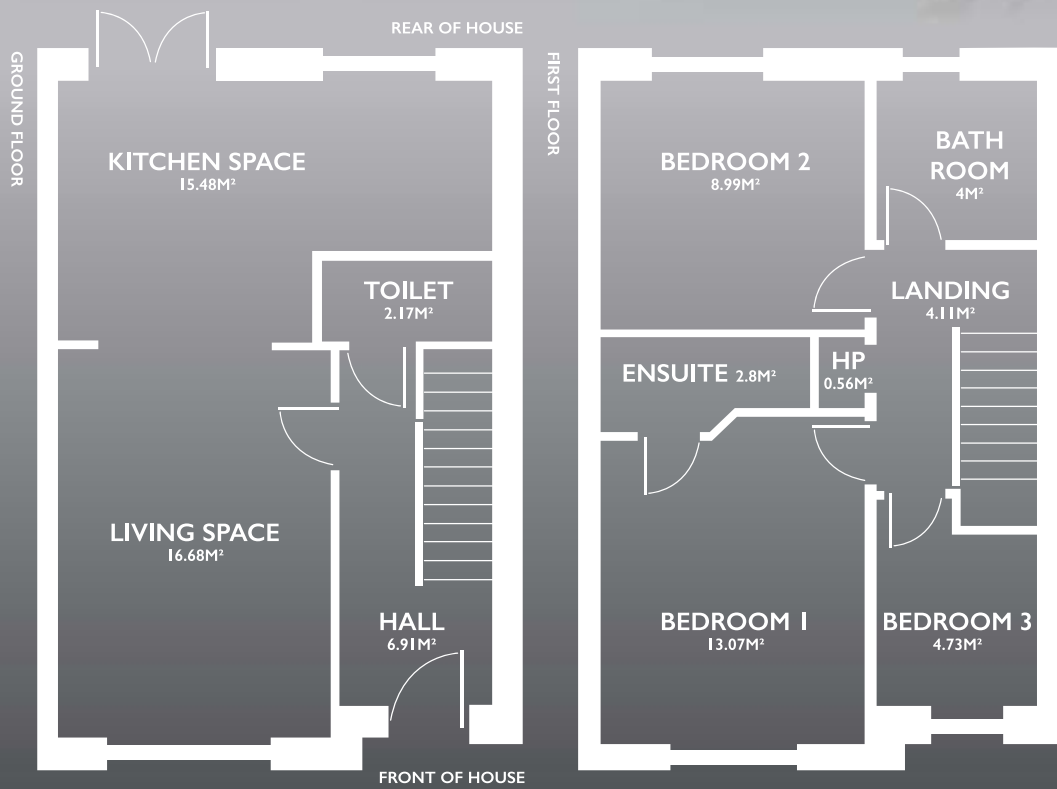
FLOOR PLAN LAYOUT



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3 BED SEMI-DETACHED

HOUSE SIZE 88.04M² / 947.65FT²



HOUSE TYPE D

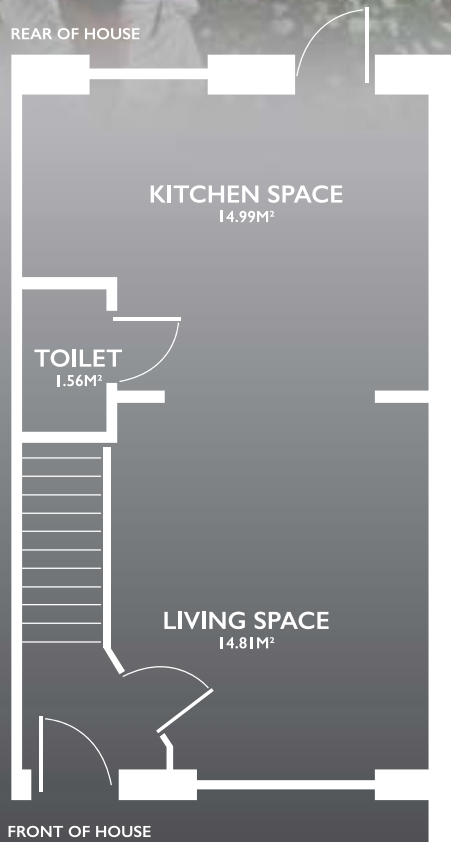


2 BED TERRACE

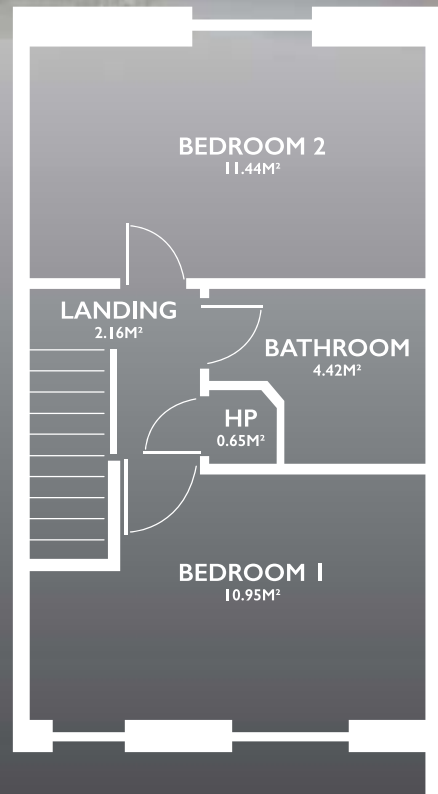
HOUSE SIZE 72.56M² / 781.03FT²



GROUND FLOOR



FIRST FLOOR



HOUSE TYPE E

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FLOOR PLAN LAYOUT



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PROFESSIONAL TEAM

URBANLIFE

DEVELOPER
URBAN LIFE, UPPER MELL,
DROGHEDA, CO. LOUTH.



**vanDijk
Architects**

ARCHITECT
VAN DIJK ARCHITECTS,
MILL STREET, DUNDALK, CO. LOUTH.

Register your interest with

KEENANS

ESTATE AGENTS

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Gateley / LEGAL

GATELEY SOLICITORS
MINERVA 29 EAST PARADE
LEEDS, LS1 5PS.



COOK BROWN BUILDING CONTROL
UNIT 4, MIDDLE BRIDGE BUSINESS PARK
BRISTOL ROAD, BRISTOL, BS20 6PN.

Urban Life is a home building and property development company with its headquarters in Ireland. We have over 25 years of experience. We take great pride in what we build and go to great lengths to create beautiful places for people to live. Our homes are architecturally designed by leading designers and are energy and water efficient. We promise as a house builder to build community value into every project while delivering professional expertise, exceptional customer service and quality construction.



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