



PROCTORS

ESTATE AGENTS

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10 Green Street, Great Harwood, Blackburn

£140,000

Internal inspection is highly recommended to fully appreciate this recently refurbished garden fronted mid terrace. The property is conveniently situated in this quiet cul-de-sac close to the centre of Great Harwood. The deeply spacious living accommodation has 2 reception rooms, a fully fitted kitchen, 2 first floor bedrooms and a 2nd floor bedroom. There is a three piece bathroom with shower and screen. It has gas central heating and PVC double glazing. There is a rear courtyard with astroturf. This is an ideal family sized property.

TENURE

To be confirmed



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ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator

SITTING ROOM

11' x 9' 9" (3.35m x 2.97m) Stone gas fire, PVC double glazed window, radiator

LIVING ROOM

13' 10" x 13' 4" (4.22m x 4.06m) Floor to ceiling brick fire place, PVC double glazing, radiator

FULLY FITTED KITCHEN

11' 8" x 6' 8" (3.56m x 2.03m) Wall and floor units including drawers, built in oven, 5 plate gas hob, stainless steel sink drainer unit, gas fired central heating boiler unit, PVC double glazed window and door, tiled floor, radiator

FIRST FLOOR LANDING

BEDROOM 1

12' 8" x 8' 4" (3.86m x 2.54m) Built in wardrobe, radiator, PVC double glazed window, fire place, storage cupboard

BEDROOM 2

13' 10" x 9' 6" (4.22m x 2.9m) 2 PVC double glazed windows, radiator

3 PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, radiator, tiled splash backs

SECOND FLOOR



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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3RD BEDROOM

18' 6" x 12' 1" (5.64m x 3.68m) 2 velux windows, radiator

OUTSIDE

Yard - flagged and astroturf area

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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