



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

St. Huberts Road, Great Harwood, BB6 7DS

£850

AN ENVIABLE THREE BEDROOM FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decor throughout, this idyllic three bedroom mid terraced property is being proudly welcomed to the rental market in the highly regarded location of Great Harwood. With stunning bay windows, two reception rooms, this property has everything needed to create the perfect family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and Clitheroe.

The property comprises briefly; a welcoming entrance hallway provides access on to the second reception room and staircase to the first floor. The second reception room leads openly on to the first reception room and houses a door on to a contemporary fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a modern three-piece family bathroom. Externally there is an enclosed yard to the rear with outbuilding and double gated to create off road parking if desired. To the front there is a small garden.

For further information or to arrange a viewing please contact our Lettings Team at your earliest convenience.

St. Huberts Road, Great Harwood, BB6 7DS

£850



- Council Tax Band B
 - Off Road Parking At Rear
 - Three Bedrooms
 - Two Reception Rooms
- EPC Rating: D
 - Modern Three Piece Bathroom
 - Close Proximity To Local Amenities
- Full Internal Refurb
 - Fitted Kitchen
 - Close Proximity To Major Transport Network

Ground Floor

Vestibule
4'04 x 3'02 (1.32m x 0.97m)
Coving, meter cupboard, hardwood single glazed frosted door to hall.

Hall
13'00 x 3'02 (3.96m x 0.97m)
Central heating radiator, coving, smoke alarm, doors to reception room two, stairs to the first floor.

Reception Room Two/Dining Room
14'10 x 12'02 (4.52m x 3.71m)
UPVC double glazed window, central heating radiator, smoke alarm, two feature wall lights, television points, open to reception room one, door to kitchen.

Reception Room One
16'08 x 11'09 (5.08m x 3.58m)
UPVC double glazed bay window, central heating radiator, two feature wall lights, coving, ceiling rose, picture railing, television point.

Kitchen
17'04 x 6'06 (5.28m x 1.98m)
Two UPVC double glazed windows, upright central heating radiator, range of cream gloss wall and base units, wood effect surfaces, tiled splash-backs, stainless steel sink with drainer and mixer taps, integrated electric oven with four ring gas hob, extractor hood, space for fridge/freezer, washing machine, spotlights, wood effect floor, composite double glazed frosted door to rear, under-stairs storage.

First Floor

Landing
14'11 x 9'01 (4.55m x 2.77m)
Central heating radiator, loft hatch, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One
15'00 x 10'00 (4.57m x 3.05m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two
13'11 x 9'10 (4.24m x 3.00m)
UPVC double glazed window, central heating radiator.

Bedroom Three
14'00 x 9'03 (4.27m x 2.82m)
UPVC double glazed window, central heating radiator.

Bathroom
14'05 x 6'06 (4.39m x 1.98m)
Two UPVC double glazed frosted windows, central heating radiator, P-shape panel bath with mixer taps, dual flush WC, part tile elevations, integrated linen cupboard, spotlights, extractor fan, tiled floor.

Externally

Yard at rear.

Agents Notes
Council Tax Band B

