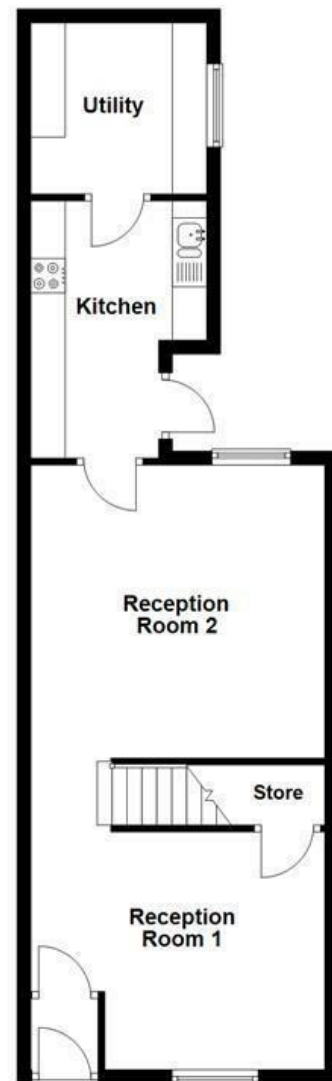
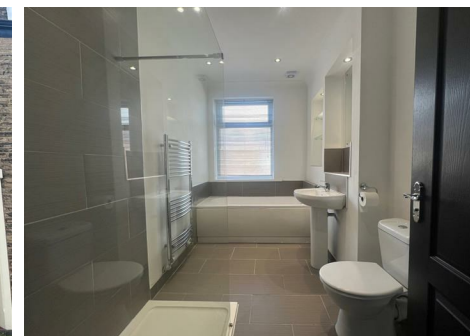
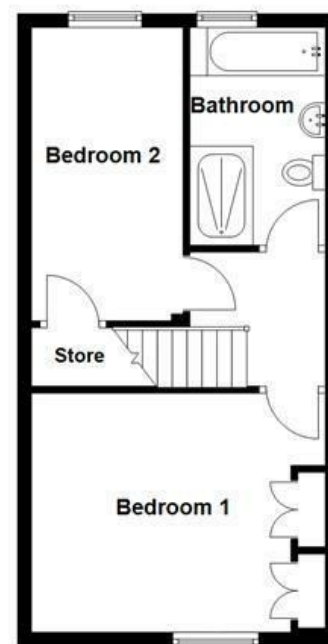


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	62	81
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## George Street, Blackburn, BB6 7JF

### £750 PCM

A WELL PRESENTED EXTENDED MID TERRACE PROPERTY

Keenans are delighted to bring this two bedroom terraced property to the rental market. Nestled in a quite location, in the heart of Great Harwood, this property is perfect for a couple or small family looking for a conveniently located rental home. The property provides easy access to local amenities as well as popular commuter routes to Blackburn, Darwen and Accrington as well as the M65 to Preston and Burnley. It boasts two spacious reception rooms, a fitted kitchen, utility room, two good size bedrooms, a four piece bathroom suite and a rear enclosed yard.

The property comprises briefly: entrance into a bright vestibule, providing access into the first reception room then stairs to the first floor landing and open through to the second reception room. Reception room two provides the access through to the fitted kitchen and utility room. From the kitchen there is a door out to the enclosed rear yard. From the first floor landing there are doors providing access to two bedrooms and the bathroom.

For further information or to arrange a viewing please contact our Lettings team.



George Street, Blackburn, BB6 7JF  
£750 PCM

 2  null  null  D

- Stylish Interior
  - Four Piece Modern Bathroom
  - Two Reception Rooms
  - Council Tax Band A
- Fitted Kitchen
  - Excellent Transport Links
  - Must Be Viewed
- Utility Room
  - Close Proximity To Local Amenities
  - EPC Rating D

**Ground Floor**

**Entrance Vestibule**  
3'5 x 3'2 (1.04m x 0.97m)  
UPVC double glazed front door and door into first reception room.

**Reception Room One**  
14'0 x 11'4 (4.27m x 3.45m)  
UPVC double glazed window, central heating radiator, spot lights, door to under stairs storage, stairs to first floor landing and open through to reception room two.

**Reception Room Two**  
14'0 x 14'0 (4.27m x 4.27m)  
UPVC double glazed window, central heating radiator, spot lights and door to kitchen.

**Kitchen**  
12'3 x 8'5 (3.73m x 2.57m)  
UPVC double glazed window, central heating radiator, a range of base units with wood effect laminate work tops, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven, four ring gas hob, extractor hood, tiled splash back, integrated fridge freezer, spot light, tiled flooring, UPVC double glazed door to rear yard and door to utility room.

**Utility Room**  
8'5 x 8'2 (2.57m x 2.49m)  
UPVC double glazed window, central heating radiator, a range of base units with laminate work tops, UPVC splash backs, space and plumbing for washing machine, space for dryer, access to boiler, spot lights and tiled flooring.

**First Floor**

**Landing**  
6'7 x 6'5 (2.01m x 1.96m)  
Doors to two bedrooms and bathroom.

**Bedroom One**  
14'0 x 11'4 (4.27m x 3.45m)  
UPVC double glazed window, central heating radiator, spot lights and fitted wardrobes.

**Bedroom Two**  
14'0 x 7'0 (4.27m x 2.13m)  
UPVC double glazed, central heating radiator, door to storage and access to the loft.

**Bathroom**  
10'8 x 6'6 (3.25m x 1.98m)  
UPVC double glazed frosted window, Chrome heated towel rail, walk in shower with direct feed rainfall shower head and separate hose, panel bath with traditional taps, pedestal sink with mixer tap, dual flush WC, part tiled elevations, spot lights, extractor fan and tiled flooring.

**External**

**Front**  
On street parking.

**Rear**  
Enclose paved yard and gate to shared access.

**Agents Notes**  
Council Tax Band A

