



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



## Grimshaw Street, Great Harwood, BB6 7AP

### £650 Per Month

2 Bedrooms, 1 Bathroom, 2 Reception Rooms, D





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### Ground Floor

#### Entrance Vestibule

3'9 x 3'7 (1.14m x 1.09m)

Hardwood single glazed front entrance door, wood effect flooring and door to the hallway.

#### Hallway

12'10 x 3'7 (3.91m x 1.09m)

Central heating radiator, picture rail, stairs to the first floor and doors to two reception rooms.

#### Reception Room One

13'2 x 10' (4.01m x 3.05m)

UPVC double glazed window, central heating radiator and coving.

#### Reception Room Two

14' x 10' (4.27m x 3.05m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, smoke alarm, telephone point, understairs storage and door to the kitchen.

#### Kitchen

11'4 x 5'4 (3.45m x 1.63m)

Two UPVC double glazed windows, central heating radiator, range of base units with laminate surfaces, stainless steel sink with drainer and mixer tap, space for oven, wood effect flooring and door to the back hall.

#### Back Hall

6'3 x 2'5 (1.91m x 0.74m)

Wood effect flooring, door to the bathroom and UPVC double glazed frosted door to the rear.

#### Bathroom

8'11 x 6'1 (2.72m x 1.85m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath, part tiled elevations, extractor fan, enclosed boiler and wood effect flooring.

### First Floor

### Landing

Doors to two bedrooms.

#### Bedroom One

14'1 x 13'3 (4.29m x 4.04m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

14'1 x 10'2 (4.29m x 3.10m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### External

#### Rear

Enclosed garden with bedding areas, gravel chippings and paved patio area.

