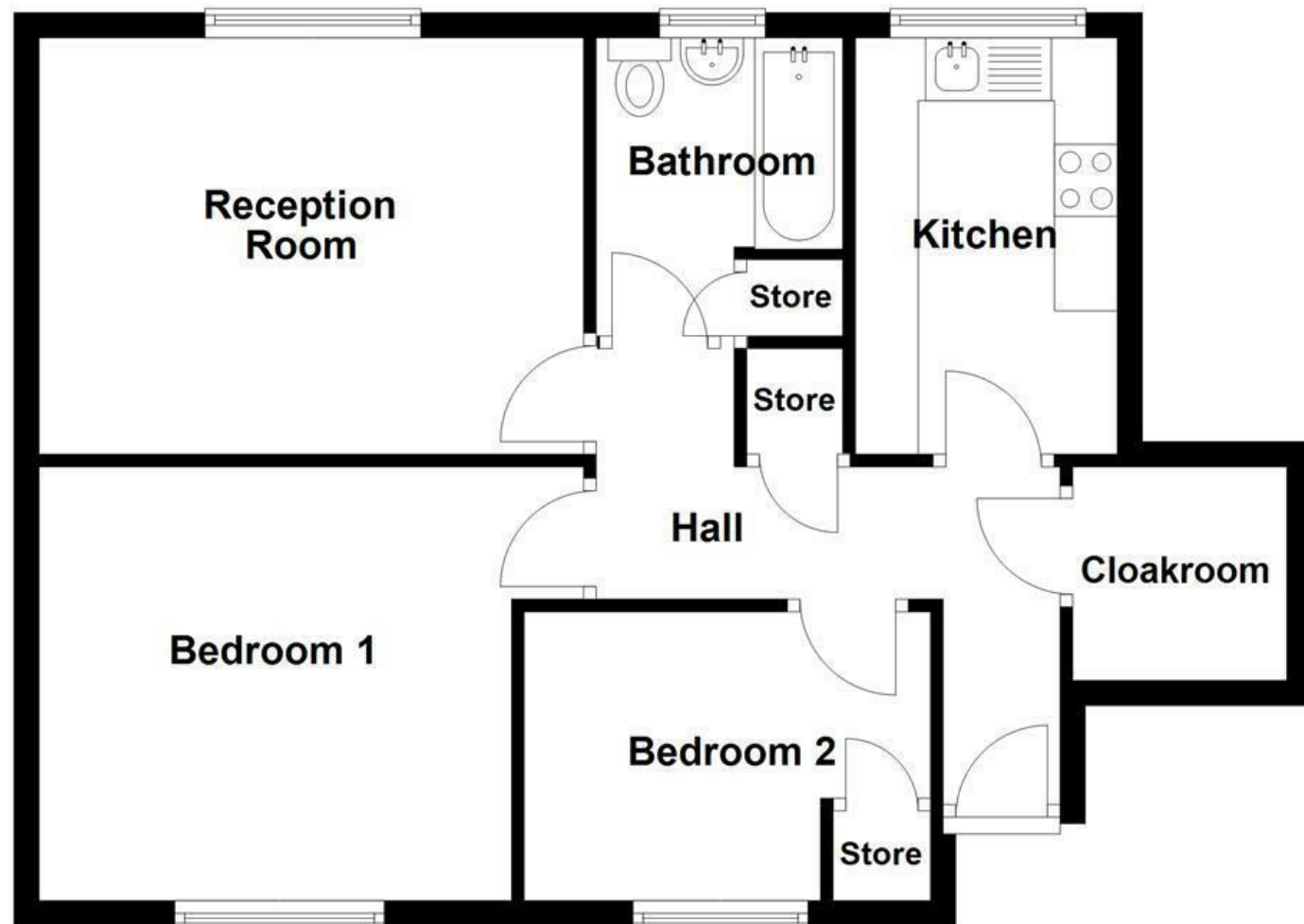


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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.

Delph Road, Great Harwood, BB6 7HT

£795

AN EXCEPTIONAL FIRST FLOOR FLAT

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this enviable two bedroom first floor flat is being proudly welcomed to the rental market in the desirable location of Great Harwood. With off road parking, two generously sized bedrooms and communal gardens, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, two bedrooms, bathroom and cloak room. Externally there is a car park and wraparound communal gardens.

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

Delph Road, Great Harwood, BB6 7HT

£795

 **2**  **1**  **1**  **C**

- Immaculate First Floor Flat
- Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Neutral Decoration Throughout
- NO DEPOSIT
- Three Piece Bathroom Suite
- Wraparound Communal Gardens
- Council Tax Band A

Entrance Hall
10'9 x 8'8 (3.28m x 2.64m)
Hardwood front door, smoke detector, storage cupboard, doors to reception room, kitchen, two bedrooms, bathroom and cloakroom.

Reception Room
14'2 x 10'11 (4.32m x 3.33m)
UPVC double glazed window, central heating radiator, ceiling rose and television point.

Kitchen
10'10 x 6'10 (3.30m x 2.08m)
UPVC double glazed window, range of wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, breakfast bar, integrated Main boiler and tiled effect lino flooring.

Bedroom One
14'2 x 11'4 (4.32m x 3.45m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10'8 x 8'3 (3.25m x 2.51m)
UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom
7'10 x 6'6 (2.39m x 1.98m)
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and electric feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, integrated linen cupboard and tiled effect vinyl flooring.

Cloakroom
5'7 x 5'7 (1.70m x 1.70m)

External
Car park and wraparound communal gardens.



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