

curtis law

ESTATE AGENTS



Lime Street, Great Harwood

*** NEWLY REFURBISHED TWO BEDROOM MID-TERRACED HOME ***

Curtis Law Estate Agents are delighted to welcome this gorgeous two bedroom terraced property to the open sales market. Newly refurbished to the highest of standards, this property showcases a modern, neutral design throughout and offers a spacious layout with a beautiful living room leading into the dining room, a fitted kitchen, two double bedrooms and a three piece bathroom suite. First time buyers looking to get onto the property ladder would be perfectly suited to this stunning home!

Located in the highly sought-after area of Great Harwood, this property is conveniently within walking distance to the town square, which boasts a variety of independent shops including restaurants, butchers, salons, and bakeries, as well as supermarkets. Additionally, Lowerfold Park and Memorial Park are just a stone's throw away, offering beautiful gardens, picturesque scenic walks, and play areas for the kids. With excellent network links and bus routes, accessing Blackburn, Accrington, Preston, and beyond is effortless.

Viewing is highly advised to truly appreciate what this property has to offer!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- Mid Terrace Property
- Spacious Reception Rooms
- On Street Parking
- Semi-Rural Aspect Overlooking Small Park To Rear
- Newly Refurbished Throughout
- Three Piece Bathroom
- Council Tax Band A
- Two Large Bedrooms
- South West Facing
- Leasehold

Offers in the region of £130,000

Lime Street, Great Harwood

Ground Floor

Entrance Vestibule

4'6" x 3'2" (1.38m x 0.99m)

Composite anthracite grey front door into vestibule, ceiling light fitting, meter cupboard, door to reception room one, tiled flooring.

Living Room

14'1" x 12'1" (4.31m x 3.69m)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, decorative fireplace with hearth, television point, meter cupboard, door and double doors to reception room two, stairs to first floor, laminate flooring.

Dining Room

14'1" x 13'2" (4.30m x 4.03m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, gas fireplace with hearth, doors to kitchen and under stair storage, laminate flooring.

Kitchen

9'5" x 7'7" (2.89m x 2.32m)

UPVC double glazed window, uPVC double glazed anthracite door to rear, a range of white gloss wall and base units with complimentary worktops, part tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven with five ring gas hob and stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, dryer or dishwasher, chrome ceiling spotlights, vertical anthracite grey designer central heating radiator, wall mounted combi boiler, tile effect laminate flooring.

First Floor

Landing

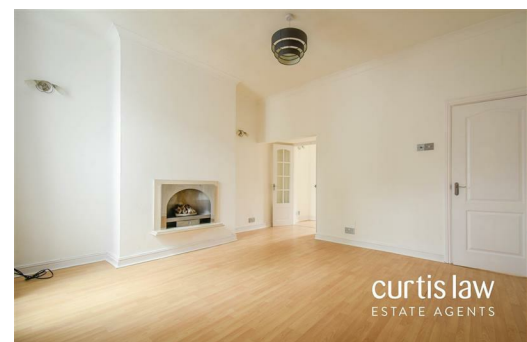
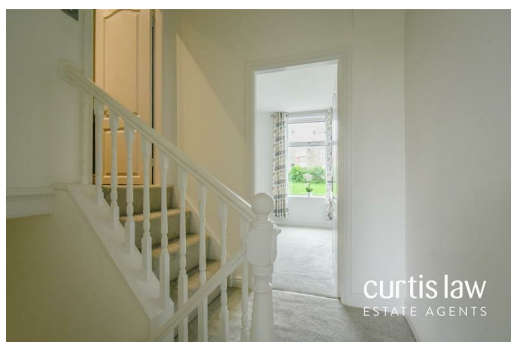
6'10" x 6'0" (2.09m x 1.85m)

Wall light fitting, wall light fitting, loft access via hatch, doors to two bedrooms, stairs leading up to bathroom suite, newly carpeted pale grey flooring.

Bedroom One

14'1" x 12'1" (4.31m x 3.69m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, newly carpeted pale grey flooring.



Bedroom Two

14'1" x 10'1" (4.30m x 3.09m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, door to under stairs storage, newly carpeted pale grey flooring.

Newly Refurbished Bathroom

6'10" x 5'11" (2.09m x 1.82m)

A three piece bathroom suite comprising of: a low level close coupled WC, full pedestal wash basin with separate taps, steel panel bath with electric feed shower, mid grey tile-effect bathroom cladding elevations, chrome ceiling spotlights, chrome central heating towel rail, pale grey wood effect vinyl flooring.

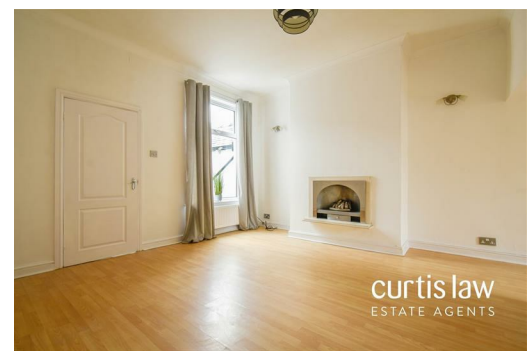
External

Front

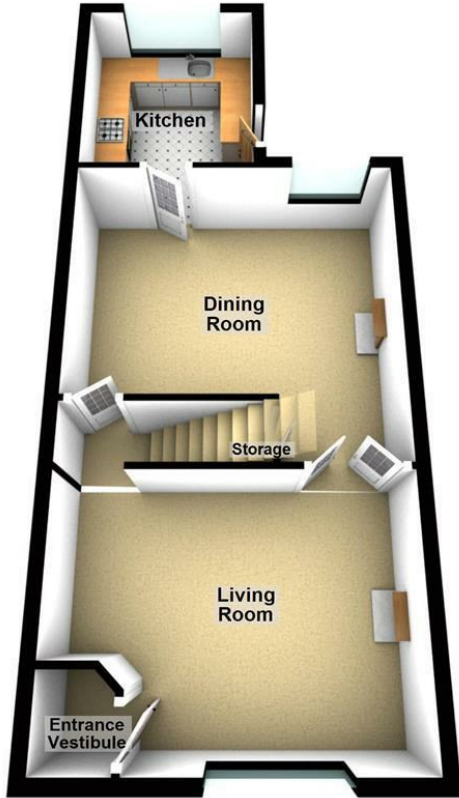
Garden fronted, on street parking.

Rear

Enclosed yard with access to communal park via gate.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC