

curtis law

ESTATE AGENTS



Loynd Street, Great Harwood

*** EXCELLENT TWO DOUBLE BEDROOM TERRACE WITH NO ONWARD CHAIN ***

Nestled in the charming town of Great Harwood, this delightful home offers an excellent opportunity for investors and first-time buyers alike. In need of some modernisation, this property boasts a deceptively spacious layout that offers an abundance of potential.

The ground floor welcomes you with two generously sized reception rooms, a fitted kitchen, and ample storage. Upstairs, you'll find two large double bedrooms and a three-piece shower room. Outside, the beautiful rear garden provides a peaceful retreat, perfect for enjoying the outdoors or cultivating your own green space.

Conveniently located just off Great Harwood's bustling high street, you'll find yourself surrounded by independent shops, quaint cafes, and inviting bars. Additionally, essential amenities such as doctors and supermarkets are just a stone's throw away, ensuring that everything you need is within easy reach.

Families will appreciate the proximity to well-regarded schools, and for those who rely on public transport, excellent bus routes to Rishton, Blackburn, and Accrington are easily accessible, making commuting a breeze.

- End- Terrace Home
- Two Spacious Reception Room
- Close To Great Harwood High Street
- No Chain Delay
- Beautiful Rear Garden
- Council Tax Band A
- Two Double Bedrooms
- Ideal Rental Investment
- Freehold (subject to confirmation)

Offers over £100,000

Ground Floor

Entrance Vestibule

3'8" x 3'4" (1.12m x 1.03m)

Hardwood partially double glazed door to vestibule, door to hallway, laminate flooring.

Hallway

9'8" x 3'8" (2.96m x 1.13m)

Ceiling light fitting, central heating radiator, doors to two reception rooms, stairs to first floor, laminate flooring.

Reception Room One

13'9" x 9'11" (4.21m x 3.04m)

UPVC double glazed window, ceiling light fitting with ceiling rose, central heating radiator, coving to ceiling, meter cupboard, carpeted flooring.

Reception Room Two

13'8" x 13'4" (4.19m x 4.07m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fireplace point, doors to kitchen and porch, laminate flooring.

Kitchen

14'6" x 7'3" (4.44m x 2.23m)

UPVC double glazed window, a range of wall and base units with contrasting laminate worktops, inset sink and drainer, freestanding electric oven and four ring hob, space for fridge/ freezer and dryer, plumbing for washing machine, open access to under stair storage with lighting (3.40mx0.72m), inset shelving, ceiling light fitting, central heating radiator, coving to ceiling, vinyl flooring.

First Floor

Landing

7'6" x 2'7" (2.30m x 0.81m)

Ceiling light fitting, doors to two double bedrooms and a shower room, carpeted flooring.

Bedroom One

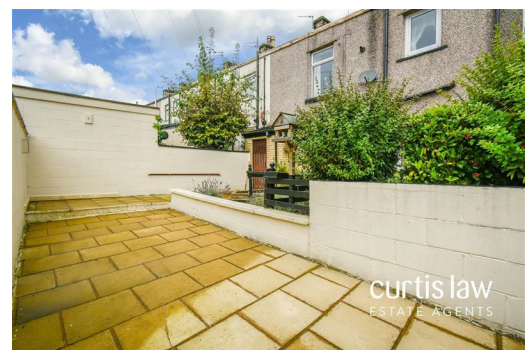
18'0" x 10'0" (5.50m x 3.05m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

13'10" x 13'7" (4.22m x 4.15m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to built in storage, carpeted flooring.



Bathroom

13'8" x 5'10" (4.18m x 1.79m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled WC, full pedestal wash basin, fully enclosed walk-in shower with marble effect PVC, ceiling light fitting, central heating radiator, vinyl flooring.

External

Front

On street parking.

Rear

Garden with bedding areas adorned with mature shrubs and foliage, gated access to the alleyway.

Agents Notes

Tenure: Freehold (subject to confirmation)

Council Tax Band: A - Hyndburn

Property Type: End- terrace

Property Construction: Stone brick, slate roof

Water Supply: United Utilities

Electricity Supply: Scottish Power

Gas Supply: Scottish Power

Sewerage: United Utilities

Heating: Gas central heating

Broadband: None

Mobile Signal: Unknown

Parking: On street parking, scope for off street

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: None

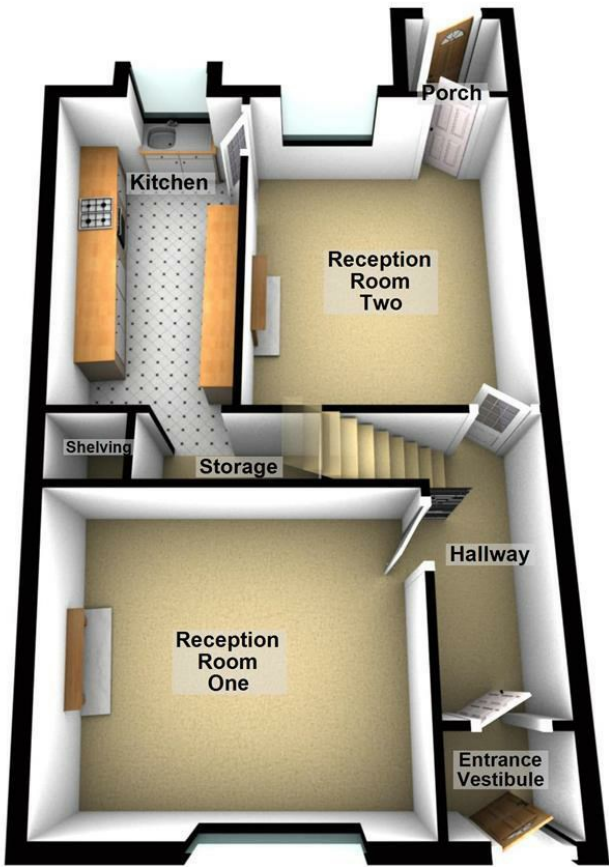
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Accessible shower

Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		