

curtis law

ESTATE AGENTS



Delph Road, Great Harwood

*** FURTHER MARKETING COMING SOON ***

Nestled on Delph Road in the charming town of Great Harwood, this delightful two-bedroom semi-detached cottage presents an excellent opportunity for first-time buyers. Spanning a comfortable 291 square feet, the property has been recently renovated throughout, ensuring a fresh and modern living space that is ready for you to move in without delay.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for creating a cosy home. The well-appointed bedrooms offer ample space for relaxation, while the bathroom is designed with contemporary fixtures, providing both style and functionality.

The semi-detached nature of the cottage allows for a sense of privacy, making it an ideal retreat from the hustle and bustle of daily life. With no chain delay, you can enjoy a smooth transition into your new home, allowing you to settle in and start making memories right away.

This property is not just a house; it is a place where you can truly feel at home. Whether you are looking to start your journey on the property ladder or seeking a charming abode in a friendly community, this cottage on Delph Road is a wonderful choice. Don't miss the chance to view this lovely home and experience all it has to offer.

- Tenure: Freehold
- No Chain Delay
- Two Bedroom Semi-Detached Cottage
- Enclosed Rear Yard
- On-Street Parking
- Ideal First-Time Buy
- Easy Access To Major Network Links
- Fitted Kitchen & Three Piece Bathroom Suite
- Council Tax Band: A

Chain Free £115,000

Delph Road, Great Harwood

Front

Entrance Vestibule

Composite front door leading into entrance vestibule, door to living room.

Living Room

UPVC double glazed window, ceiling light fitting, central heating radiator, fireplace with surround and hearth, television point, laminate flooring.

Kitchen

UPVC double glazed frosted window, composite door to rear, a range of wall and base units with contrasting worktops, inset stainless steel sink with drainer and high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for washing machine, ceiling light fitting, vinyl flooring.

First Floor

Landing

Ceiling light fitting, doors to two bedrooms and bathroom suite, carpeted flooring.

Master Bedroom

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

Bedroom Two

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

Bathroom

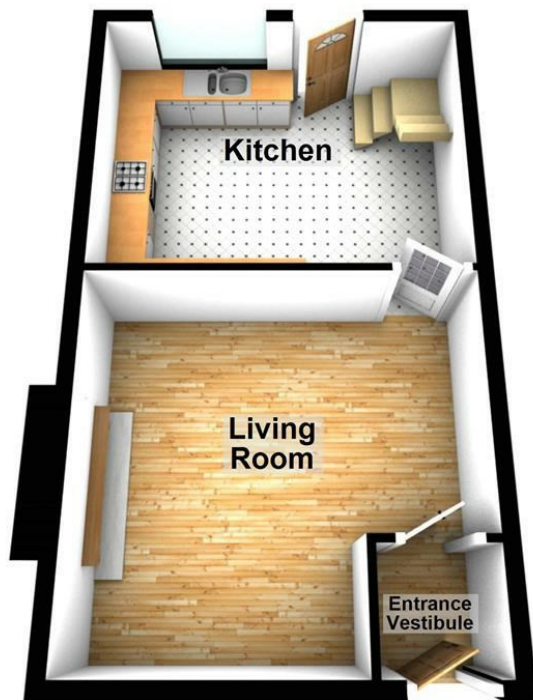
Front

On-street parking.

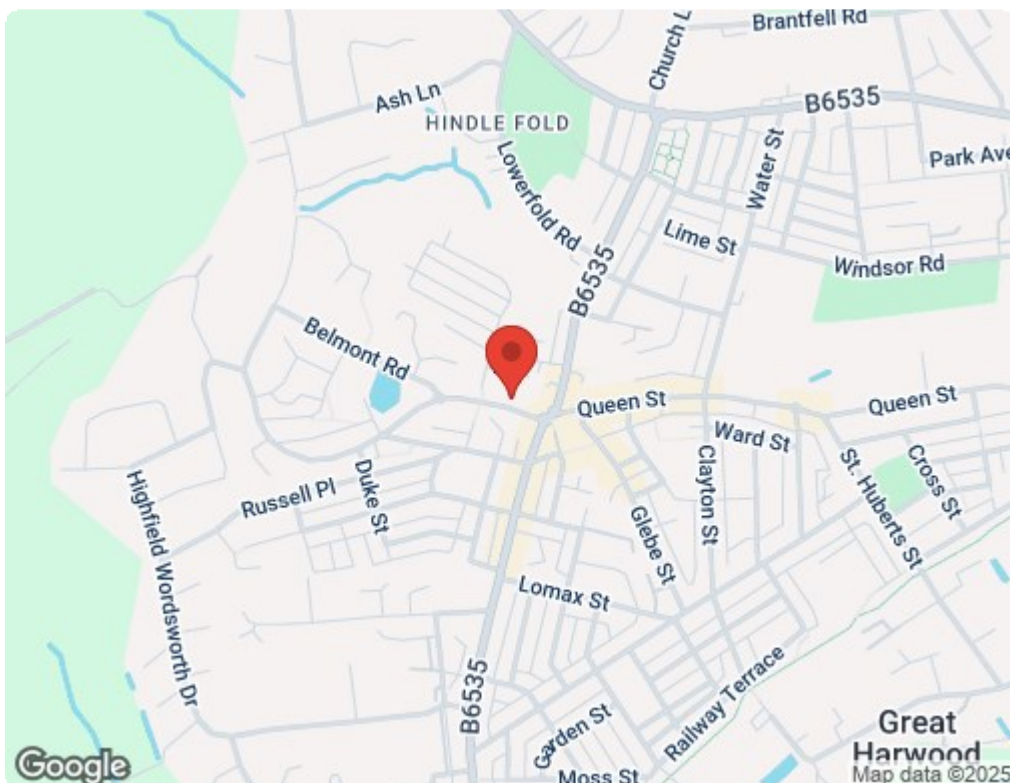
Rear

An enclosed private rear yard.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
		61
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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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