

29 Arthur Street, Great Harwood

£125,000 Leasehold

EXCELLENT INVESTMENT OPPORTUNITY OR FIRST TIME BUY IN GREAT HARWOOD! EARLY VIEWING ESSENTIAL! Set in this desirable location stands this well appointed three bedroom terraced property. This property has huge potential and will be a wonderful home, it must be viewed to appreciate the opportunity on offer here.

Council Tax band: A

Tenure: Leasehold



EXCELLENT INVESTMENT OPPORTUNITY OR FIRST TIME BUY IN GREAT HARWOOD! EARLY VIEWING ESSENTIAL! Set in this desirable location stands this well appointed three bedroom terraced property. This property is being sold with no chain delay and has huge potential and will be a wonderful home, it must be viewed to appreciate the opportunity on offer here.

Upon entering the property you are greeted by the entrance vestibule leading to a welcoming hallway with stairs to the first floor. The well sized lounge provides the perfect space for the family to relax and wraps around to a second bright reception room. The kitchen benefits from wall and base units, a breakfast bar and contrasting work surfaces and provides access to the rear garden. On the first floor, off the landing, is the spacious master bedroom with fitted units allowing plenty of storage and the floor space to be utilised perfectly. The second and third bedrooms are comfortable singles and completing the property internally is the three piece family shower room. The property is warmed through gas central heating and benefits from double glazing throughout.

Great Harwood is a sought after location due to the wonderful community and excellent amenities close by. This property benefits from on street parking directly outside the property and an enclosed rear yard with external storage.

This truly is a fantastic opportunity to really make your mark on a property, offering investors and first time buyers scope to develop this property.



stones young

Porch

Karndean flooring, dado rail, ceiling coving, fanlight above door, double glazed uPVC front door.

Hallway

Carpet flooring, dado rail, ceiling coving, stairs to first floor, panel radiator.

Reception

Carpet flooring, dado rail, ceiling coving, stone hearth with living flame electric fire, double glazed uPVC window with fitted blinds, two panel radiators.

Lounge

Carpet flooring, dado rail, ceiling coving, stone hearth with living flame electric fire, recessed feature light between the lounge and the front room, double glazed uPVC window, two panel radiators, under stair storage with shelving and lighting, picture light above the hearth, two wall lights, double glazed leaded French doors into front room

Kitchen

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, electric hob, double electric oven, breakfast bar, plumbed for washing machine, integral fridge and freezer, double glazed uPVC window and door leading to the rear garden, panel radiator.

Landing

Carpet flooring, dado rail, ceiling coving, stairs up to Juliette bathroom. Loft hatch to boarded loft for even more storage, with integral loft ladder.

Bedroom 1

Double bedroom with carpet flooring, fitted bedroom furnishings, double glazed uPVC window, panel radiator, fitted blinds matching ceiling and wall lights

Bedroom 2

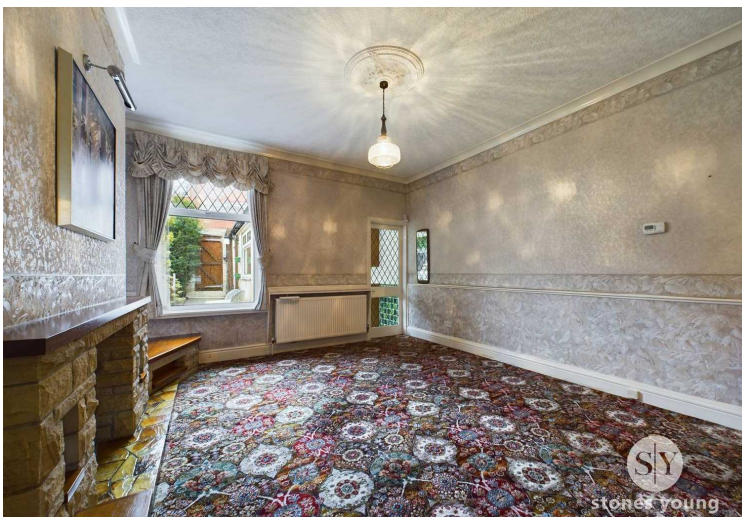
Single bedroom with carpet flooring, fitted bedroom furnishings, double glazed uPVC window, panel radiator, matching wall and ceiling lights, mirror

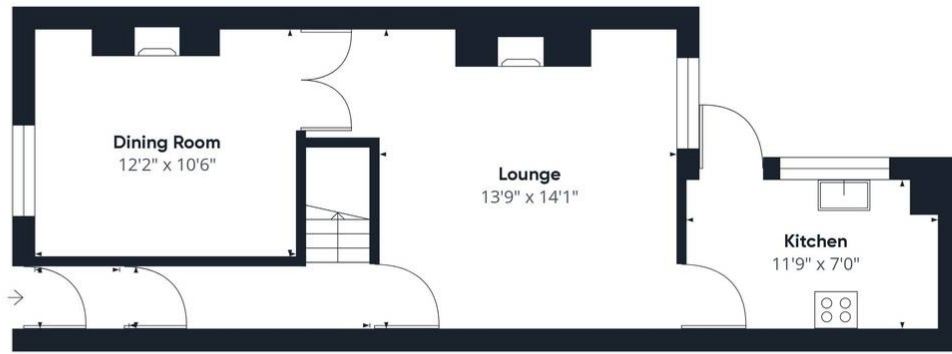
Bedroom 3

Single bedroom with carpet flooring, fitted bedroom furnishings, double glazed uPVC window, panel radiator, matching ceiling and wall lights, mirror

Bathroom

Carpet flooring, two piece in sage green, mains fed walk in shower, towel radiator, mirror, towel holder





Floor 0



Floor 1

Approximate total area⁽¹⁾
844.64 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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