

## 36a Church Street, Great Harwood

£130,000 Leasehold

BEAUTIFULLY RENOVATED THREE BEDROOM HOME, SET OVER THREE FLOORS! Set in the sought after location of Great Harwood, this deceptively spacious property is presented to the market with no chain. Offering a great standard of accommodation throughout, this property is expected to be popular, as it would make a fantastic first time buy and so early viewing is essential!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Upon entering this wonderful property you are greeted with a welcoming hallway featuring stunning, tiled effect lino flooring and wood beams. Stepping in to the generous lounge you'll find a spacious room to relax, which features a delightful inglenook fireplace with a beautiful tiled inlay with a marble hearth. The kitchen benefits from ample storage in the form of base and eye level units which are complimented by granite work surfaces. Integral appliances include an electric, Neff double oven and an integral dishwasher and there is plenty of space for under counter and free standing appliances. A fabulous breakfast bar ensures this to be a wonderfully social space! On the first floor, leading from the landing which provides access to the loft, is the 14ft master bedroom suite featuring wood beams, two further bedrooms and the large three piece family bathroom suite in white, benefitting from contemporary tiling, wood beams and an upright designer radiator! The lower level of this well appointed property provides an incredibly versatile space, suitable for a second reception room or even a games/cinema room, and sets this property apart from the rest. The property is warmed through gas central heating and benefits from double glazing throughout.

Great Harwood is an increasingly popular area due to the fantastic array of amenities on your doorstep, including the infamous Finch Bakery, as well as supermarkets, beauty salons and public houses. On street parking is also available close by. Internal viewing is highly advised for this superb home!



**Hallway**

Carpet mat and vinyl flooring, stairs to first floor, uPVC front door, panel radiator.

**Lounge**

Carpet flooring, feature fire place with space for electric fire, double glazed uPVC window, panel radiator.

**Kitchen Diner**

Vinyl flooring, fitted wall and base units with Granite work surfaces, tiled splash backs, induction hob, double electric oven, extractor fan, sink and drainer, integral dishwasher, space for fridge freezer, breakfast table, stairs leading down into the basement, double glazed uPVC windows, panel radiator.

**Cellar Room**

Carpet flooring, ceiling spot lights, double glazed uPVC door leading to the outside, x2 panel radiators.

**Landing**

Carpet flooring, loft access, double glazed uPVC window.

**Bedroom 1**

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

**Bedroom 2**

Single bedroom with carpet flooring, double glazed uPVC window, panel radiator.

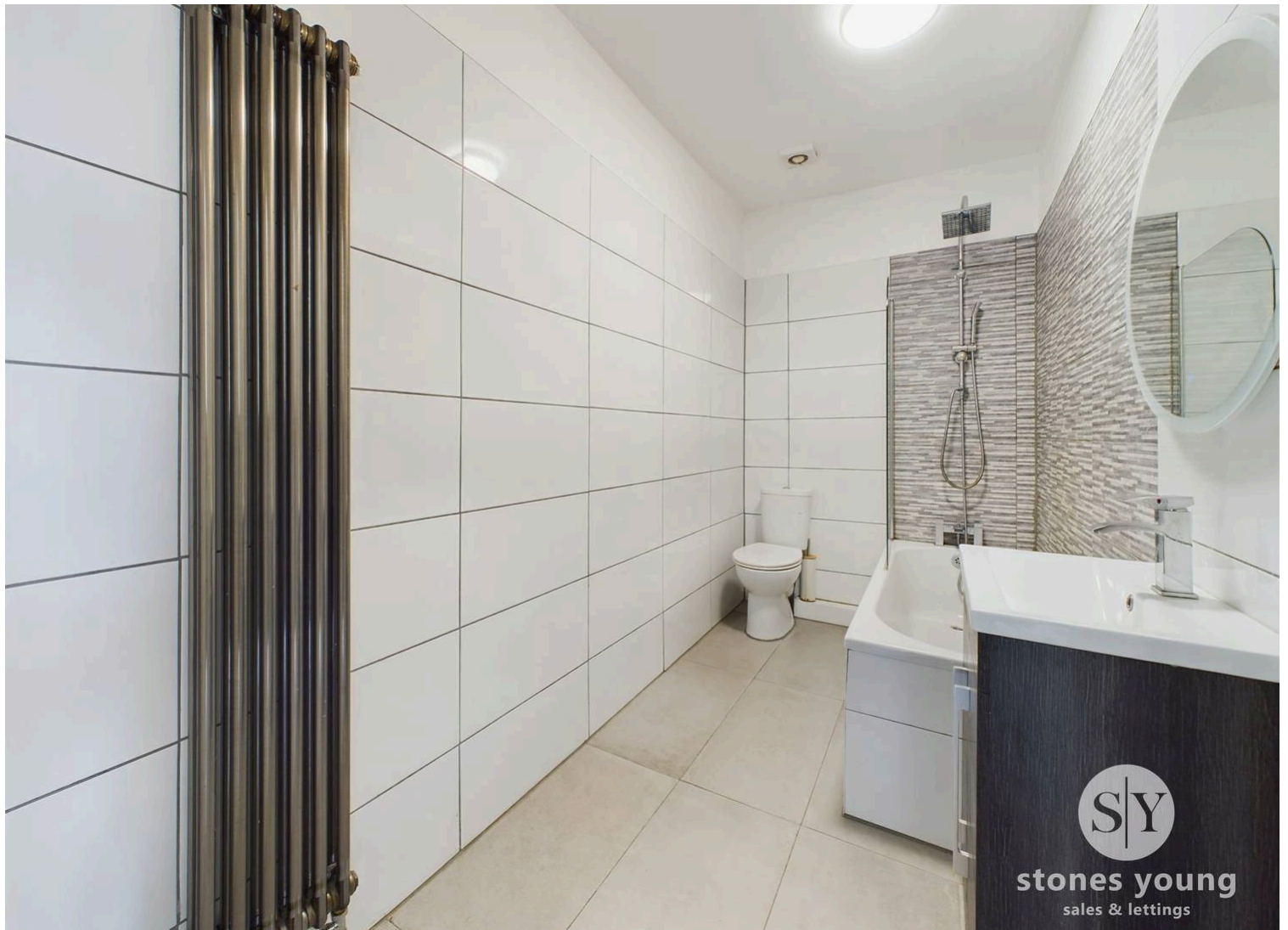
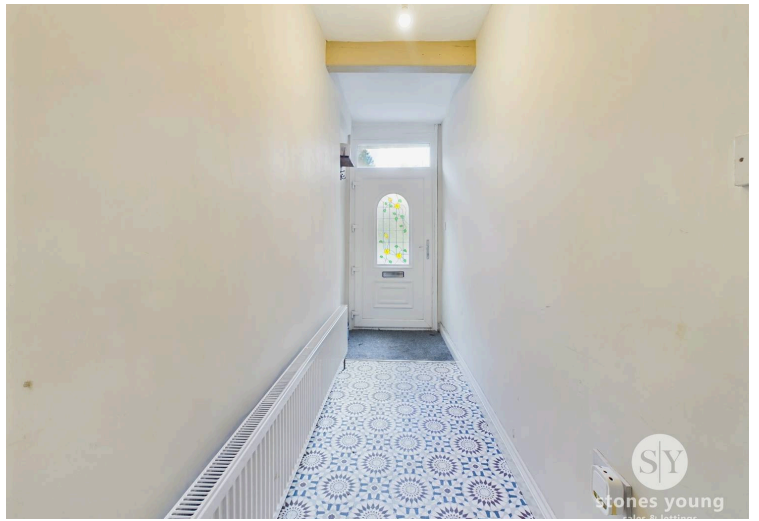
**Bedroom 3**

Single bedroom with carpet flooring, double glazed uPVC window, panel radiator.

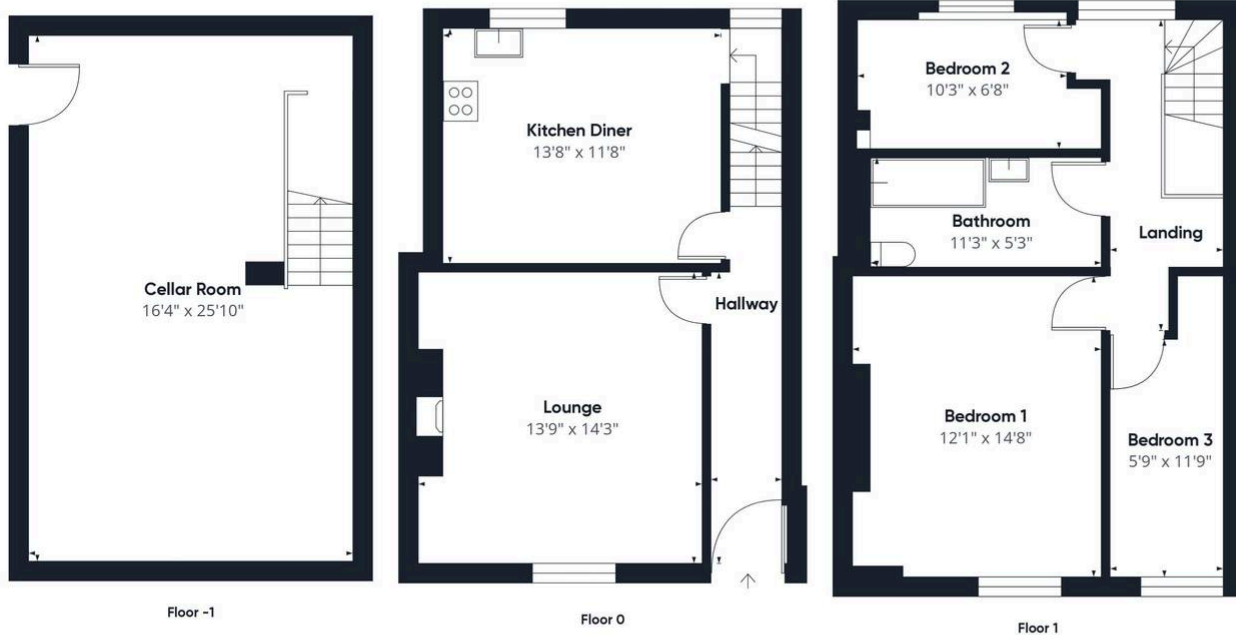
**Bathroom**

Tiled flooring, three piece in white comprising of mains fed shower over bath, basin with vanity cupboards and wc, tiled splash backs, column radiator.









(1) Excluding balconies and terraces

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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