



Hilton &
Horsfall

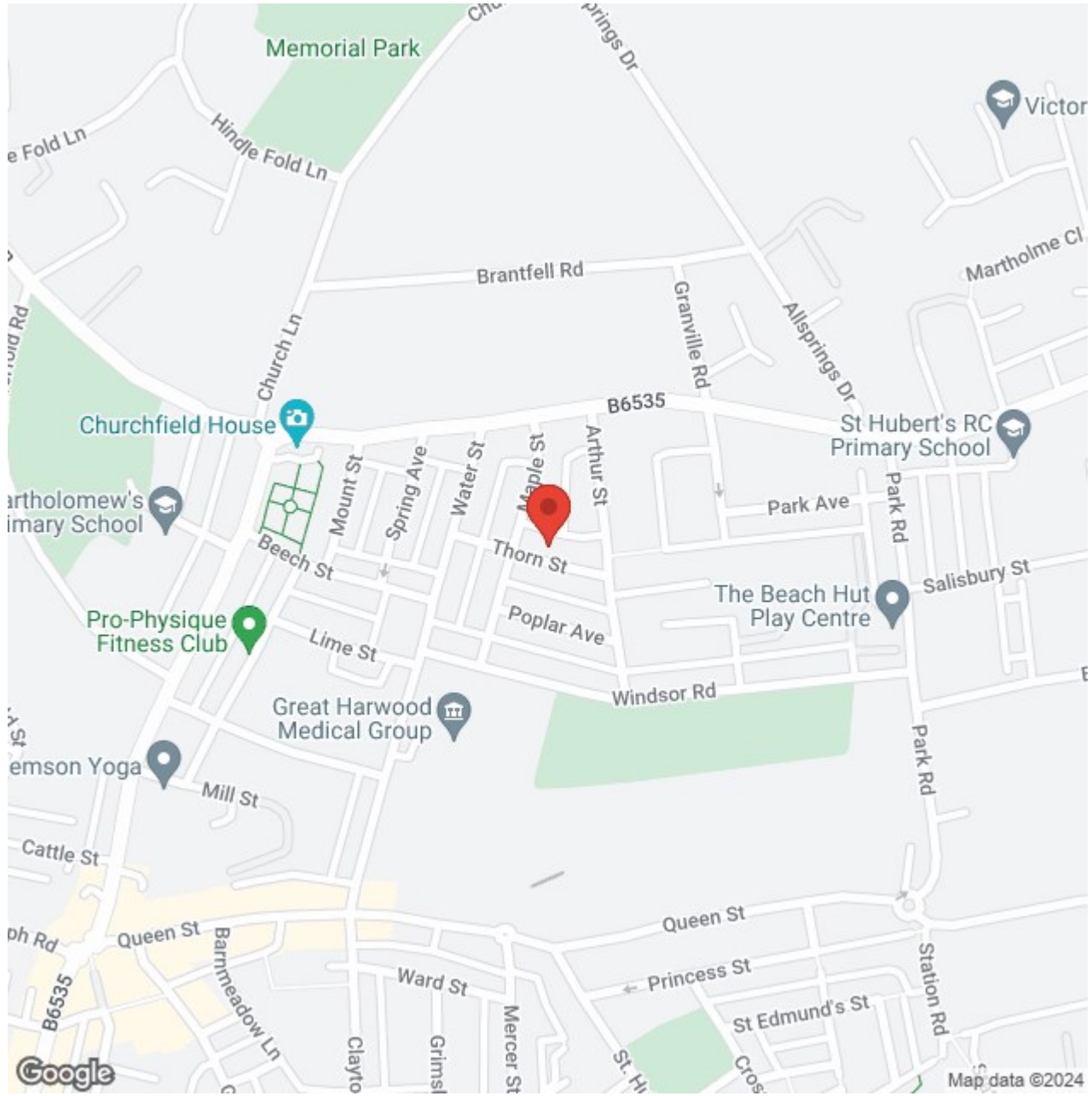
BB6 7RX

Thorn Street, Great Harwood Offers In The Region Of £152,500

- Refurbished • Two Reception Rooms • Modern Kitchen • Three Bedrooms • Bathroom • Rear Yard

A fully refurbished property situated on Thorn Street. This property occupies an enviable location within walking distance to local amenities, including the expansive Tesco Superstore for all your shopping needs. Families will appreciate the proximity to St Bartholomew's CofE Primary School, which is renowned for its excellent quality of education. The residence also provides easy access to Lowerfold Park, perfect for leisurely afternoon walks or weekend picnics, encouraging an active outdoor lifestyle. This sought-after address combines the advantage of urban conveniences and the charm of nature, presenting an opportunity that is not to be missed for families or investors. Take the chance to explore the potential of this home and the vibrant local community.







Lancashire

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GROUND FLOOR

With a uPVC double glazed front door leading into:

ENTRANCE HALL

With 1x radiator, wainscoting panelling giving the property a modern feel, solid oak doors and newly carpeted floors and a stair case leading to the first floor;

SITTING ROOM 13'10" x 13'5" (4.236 x 4.097)

A large family sized room with ample space for a dining table / chairs, under stairs storage cupboard, coving, 1x radiator, newly carpeted, solid oak door, open plan through to the kitchen and a uPVC double glazed window to the rear elevation.

LIVING ROOM 11'4" x 10'3" (3.477 x 3.131)

A comfortable sized room located to the front elevation with a large uPVC double glazed window, 1x radiator, newly carpeted floors and solid oak doors.

KITCHEN 7'1" x 12'2" (2.176 x 3.713)

Offering a range of fitted base and wall units, 4 ring

electric hob and gas oven, stainless steel extractor hood above, space for a freestanding fridge / freezer, inset sink and chrome mixer tap, plumbing for a washing machine, x2 uPVC double glazed window to the rear elevation and door leading out to the rear yard.

FIRST FLOOR / LANDING

With access to:

BEDROOM ONE 13'11" x 11'4" (4.257 x 3.472)

A spacious master bedroom with newly carpeted flooring, a large double glazed uPVC window to the front elevation, 1 central heating radiator, led ring lights and solid oak doors.

BEDROOM TWO 10'9" x 5'4" (3.301 x 1.636)

Another spacious bedroom with newly carpeted floor, 1 central heating radiator and a uPVC double glazed window to the rear elevation and solid oak door.

BEDROOM THREE 6'11" x 10'10" (2.127 x 3.316)

A bedroom of single proportion, space for wardrobes and drawers, 1 central heating radiator and uPVC double glazed window to the rear elevation , solid oak door and newly carpeted floor.

BATHROOM

A newly installed modern bathroom, a chrome heated towel radiator, a push button w.c, a tiled bath with a glass shower screen and waterfall shower head above.

EXTERNALLY

Externally to the rear elevation is a spacious enclosed paved yard, with outside toilet and water supply.

PUBLISHING

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Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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OUTSIDE

Externally to the rear elevation is a spacious enclosed paved yard, with outside toilet and water supply.







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