

11 ORCHARD STREET  
GREAT HARWOOD  
BB6 7EE

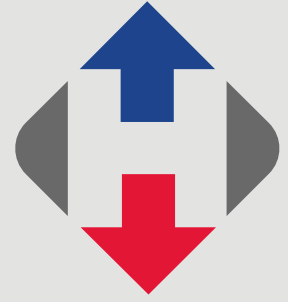
£116,950



- A superbly renovated stone terrace
- 2 good double bedrooms
- Newly installed bathroom with shower
- Gas CH & UPVC DG
- Spacious open-plan accommodation
- Superb brand new fitted kitchen
- Close to town amenities
- 77 m2 ( 829 sq ft) approx.

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**Situated a short walk from the town centre of Great Harwood and its amenities, this superbly renovated stonebuilt mid terrace property offers bright, spacious and airy living accommodation throughout.**



**The ground floor is semi open-plan with two spacious connected reception rooms leading to a good-sized brand new fitted kitchen. The first floor comprises two good-sized double bedrooms and a newly fitted 3-piece bathroom with shower.**

**LOCATION:** From the roundabout at the top of Queen Street in the centre of the town head down Blackburn Road before turning left onto St Huberts Road. Follow the road down before turning right onto Vicar Street and then second left onto Orchard Street. Number 11 can be found on the left-hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE VESTIBULE:** With UPVC external door, meter cupboards and internal door to:

**LIVING ROOM:** 3.88m x 4.18m (12'9" x 13'9"); with gas meter cupboard, television point, low voltage lighting, open understairs space and mid-staircase to the first floor landing.

**DINING ROOM:** 4.18m x 3.95m (13'9" x 13'0"); with low voltage lighting and telephone point.

**KITCHEN:** 1.86m x 3.73m (6'1" x 12'3"); newly fitted contemporary kitchen with base and wall level storage cupboards, built-in electric oven with 4-ring gas hob and extractor hood, single

drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for tumble dryer, housed main combination central heating boiler, UPVC external door to the rear of the property, contemporary vertical central heating radiator and low voltage lighting.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.24m x 3.27m (13'11" x 10'9"); with low voltage lighting and television point.

**BEDROOM TWO:** 2.40m x 3.97m (7'10" x 13'0"); with low voltage lighting, built-in storage cupboard, with attic access point and wall-mounted television.

**BATHROOM:** With a newly fitted 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with plumbed rainfall and mixer showers, low voltage lighting and heated stainless steel towel rail.







**OUTSIDE:** To the rear of the property is a low maintenance enclosed yard area.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

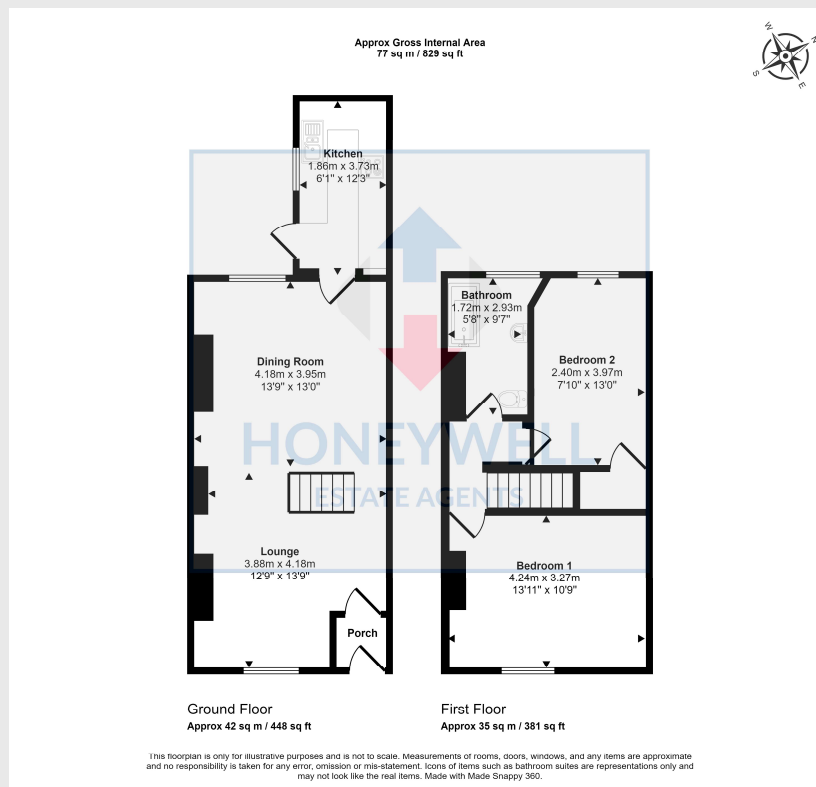
**COUNCIL TAX BAND A.**

**EPC:** The energy efficiency rating of the property is C.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*11 Orchard Street, Great Harwood, BB6 7EE  
MJ/CJ/090724*

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