

172 BLACKBURN ROAD
GREAT HARWOOD
BB6 7LU

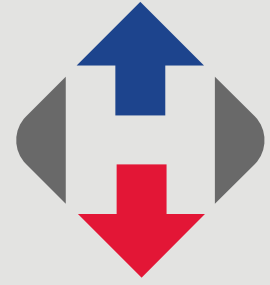
£134,950



- A well-presented garden fronted terrace
- Three bedrooms including attic
- Modern fitted kitchen
- Three-piece bathroom with shower
- Two good size reception rooms
- A short walk from the town centre
- Gas CH & UPVC DG
- 109 m2 (1,168 sq ft) approx.

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Situated close to Great Harwoods many amenities this well presented garden fronted terrace home offers spacious accommodation throughout. The property comprises an entrance hallway, a good size lounge and dining room, fitted kitchen with built in appliances, two first floor bedrooms, a modern three piece bathroom in white with a plumbed shower and a spacious converted attic bedroom with under eaves storage.



LOCATION: From the centre of town on Queen Street head to the top of the road and the mini roundabouts. Turn left onto Blackburn Road and follow the road along in the direction of Rishton. Number 172 is on the right hand side.

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

ENTRANCE HALLWAY: with a UPVC external door, low voltage lighting and staircase to the first floor landing, alarm control panel.

LOUNGE: 3.3m x 3.5m (10'10" x 11'7"); with a feature fireplace in a brick chimney breast, electric metre cupboard and low voltage lighting.

DINING ROOM: 4.5m x 3.9m (14'10" x 12'10"); with feature chimney, understairs storage cupboard and low voltage lighting.

KITCHEN: 1.8m x 3.2m (5'11" x 10'5"); fitted kitchen with a range of wall & base storage cupboards with complementary working surfaces,

built in electric oven, 4 ring electric hob, plumbed and drained for an automatic washing machine, space for a fridge/freezer, single drainer stainless steel sink unit, square bay window, low voltage lighting, partially tiled walls and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: with staircase to the second floor.

BEDROOM ONE: 4.5m x 3.6m (14'10" x 11'11"); with low voltage lighting and television point.

BEDROOM TWO: 2.8m x 3m (9'1" x 9'11"); with built in storage cupboard.

BATHROOM: with a 3-piece suite in white comprising a low level WC, pedestal handwash basin, panelled bath with plumber shower over, heated stainless steel towel rail and partially tiled walls.





BEDROOM THREE: 4m x 5.6m (13'0" x 18'4"); with two double glazed Velux windows, low voltage lighting and under eaves storage space.

OUTSIDE: To the front of the property is a low maintenance garden. To the rear is a low maintenance good sized enclosed rear yard with a storage outhouse.

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

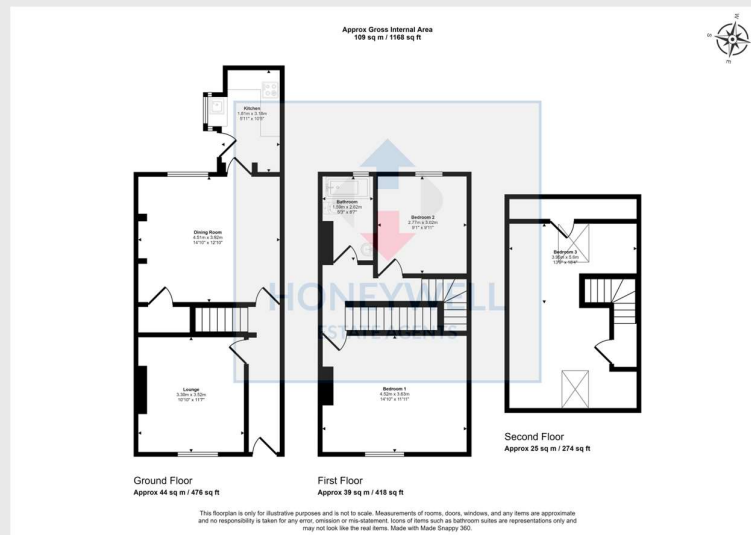
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

VIEWING: By appointment with our office.

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MJ/SW/300724

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