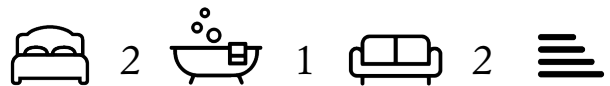




33 Harwood Road

Rishton, BB1 4DH

£115,000



A Great First Time Buyer Property or Investment Property offering NO CHAIN, this a Spacious Two Bedroom Garden Fronted Mid Terrace House ideally situated for local amenities, Schools, Bus Routes and Motorway Links. The layout comprises: Entrance Vestibule, Hallway with stairs to the first floor, Two Reception Rooms and Separate Kitchen. First Floor, Landing, Two Good Size Bedrooms and Bathroom.. Warmed by Gas Central Heating and uPVC Double Glazing. Walled front garden and Good size enclosed rear yard. Further details on request.



Entrance
Vestibule

Lounge 9'22 x 11'58 (2.74m x 3.35m)
UPVC Double Glazed Window and Central Heating Radiator.

Dining Room 12;81 x 13'51 (3.66m;24.69m x 3.96m)
UPVC Double Glazed Window and Central Heating Radiator.

Kitchen 11'15 x 6'66 (3.35m x 1.83m)
UPVC Double Glazed Window and Central Heating Radiator.
Wall and Base Units. Inset Sink. Door to Rear Yard.

First Floor

Bedroom One 11'90 x 13'52 (3.35m x 3.96m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 12'92 x 6'16 (3.66m x 1.83m)
UPVC Double Glazed Window and Central Heating Radiator.

Shower Room
UPVC Double Glazed Window and Central Heating Radiator.
Three Piece Suite comprising of Shower Cubicle, Wash Basin
and WC. Airing Cupboard Housing the Boiler.

External
Garden Fronted and Good Size Rear Yard.

Disclaimer 1
Please note that we do not know the condition of the gas
appliances or heating systems mentioned in these sales
particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless
otherwise stated.

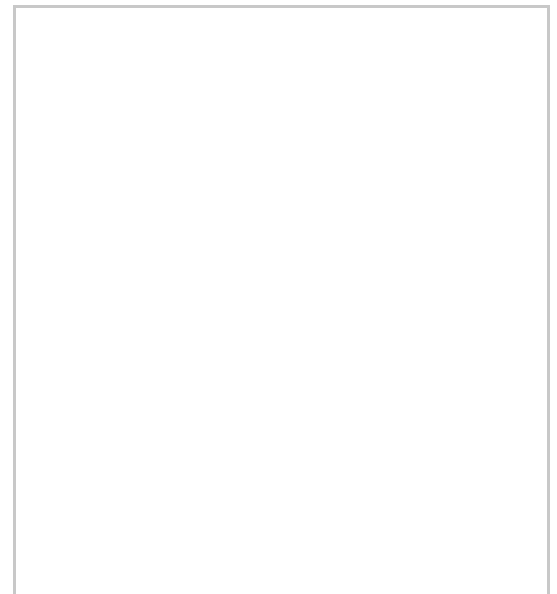
Disclaimer 3
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be inferred that any item is not included for sale with the
property.

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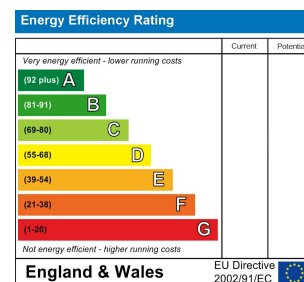
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD
Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com