

Total area: approx. 95.2 sq. metres (1024.4 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



St. Huberts Road, Great Harwood, BB6 7ED

Offers In Excess Of £85,000

THE PERFECT INVESTMENT OPPORTUNITY

With spacious rooms throughout and a complete blank canvas, this fantastic two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Great Harwood. With neutral decoration, no chain delay and bursting with potential, this property is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and Clitheroe.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads openly on to a kitchen. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. The second bedroom houses a staircase to the attic conversion. Externally there is an enclosed yard to the rear with storage shed. To the front there is a patio courtyard.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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- Tenure Leasehold
- On Street Parking
- Fitted Kitchen
- Easy Access To Major Network Routes
- Council Tax Band A
- Two Spacious Bedroom Mid Terraced Property
- No Chain Delay
- EPC Rating E
- Three Piece Bathroom Suite
- Ideal Investment Opportunity

Ground Floor

Entrance

UPVC double glazed front door to vestibule.

Vestibule

4'3 x 3' (1.30m x 0.91m)

Part wood panel elevation. coving and hard wood single glazed frosted door to hall.

Hall

11'4 x 3' (3.45m x 0.91m)

Central heating radiator, coving, smoke alarm, hard wood single glazed frosted door to two reception rooms and stairs to first floor.

Reception Room One

12'2 x 10'3 (3.71m x 3.12m)

UPVC double glazed window, central heating radiator, spotlights, integrated shelving and tiled effect floor.

Reception Room Two

14'3 x 12'2 (4.34m x 3.71m)

UPVC double glazed window, central heating radiator, coving, spotlights, under stairs storage, wood effect floor and sliding door to kitchen.

Kitchen

10'8 x 8'6 (3.25m x 2.59m)

UPVC double glazed box window, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated four ring gas hob, extractor hood, space for fridge freezer, integrated Ferrolli boiler, tiled effect floor and UPVC double glazed door to rear.

First Floor

Landing

6'8 x 6'7 (2.03m x 2.01m)

Wood effect floor, doors to two bedrooms and bathroom.

Bedroom One

14'3 x 12'3 (4.34m x 3.73m)

UPVC double glazed window, central heating radiator, coving and wood effect floor.

Bedroom Two

15'6 x 7'3 (4.72m x 2.21m)

UPVC double glazed window, central heating radiator, wood effect floor and stairs to attic.

Bathroom

8'1 x 6'7 (2.46m x 2.01m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, dual flush WC, panel pea shaped bath with electric feed shower, pedestal wash basin with mixer tap, part tiled elevation, integrated linen cupboard, spotlights and tiled effect floor.

Second Floor

Attic

12'6 x 10'5 (3.81m x 3.18m)

Velux window, eave storage and wood floor.

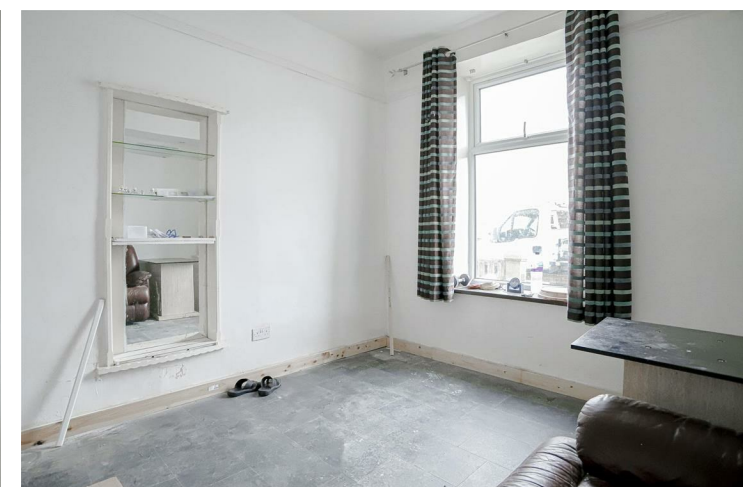
External

Rear

Yard at rear.

Front

Garden at front.



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