



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		58	
(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.

Windsor Road, Great Harwood, BB6 7RR

Offers Over £110,000

THE PERFECT FIRST TIME HOME

Having been presented and maintained well throughout with spacious rooms, neutral decoration and no chain delay, this outstanding two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. Not overlooked from the front and benefitting from two spacious reception rooms and being a complete blank canvas, this property is the perfect home for any small family or first time buyer truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links.

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 on to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear with outbuilding.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Windsor Road, Great Harwood, BB6 7RR

Offers Over £110,000



- Tenure Leasehold
- On Street Parking
- Ideal Home For Small Family Or First Time Buy With Viewing Essential
- Close Proximity To Major Commuter Routes
- Council Tax Band A
- No Chain Delay
- Enclosed Rear Yard
- EPC Rating D
- Two Double Bedroom Mid Terraced Property
- Easy Access To Local Amenities

Ground Floor

Entrance

Via a hard wood door to vestibule.

Vestibule

4'3 x 3'3 (1.30m x 0.99m)
Coving, meter cupboard and door to hall.

Hall

10'8 x 3'3 (3.25m x 0.99m)
Central heating radiator, coving, smoke alarm, corbel, doors to two reception rooms and stairs to first floor.

Reception Room One

14'1 x 10'5 (4.29m x 3.18m)
UPVC double glazed bay window, central heating radiator, coving, electric mounted fire and television point.

Reception Room Two

14'3 x 14'2 (4.34m x 4.32m)
UPVC double glazed window, central heating radiator, integrated alcove storage, electric fire, television point, under stairs storage and door to kitchen.

Kitchen

12' x 7'3 (3.66m x 2.21m)
UPVC double glazed window, central heating radiator, range of cream panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, plumbed for washing machine, Vokera boiler, smoke alarm, tiled effect lino floor and UPVC door to rear.

First Floor

Landing

7'6 x 5'8 (2.29m x 1.73m)
Loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'2 x 11'11 (4.32m x 3.63m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

14'2 x 11'5 (4.32m x 3.48m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

6'2 x 5'8 (1.88m x 1.73m)
Central heating towel rail, three piece suite, panelled bath with electric feed shower, dual flush WC, pedestal wash basin, tiled elevation and tiled floor.

External

Rear

Enclosed yard with outbuilding.

Front

Enclosed garden.

