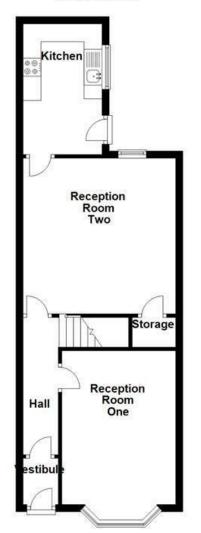
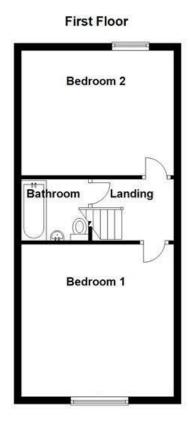


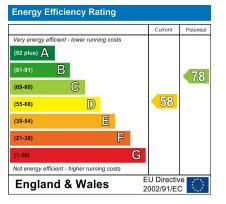
#### **Ground Floor**





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.



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 firms 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
- Council Tax Band A

Rear

Front

Enclosed garden.

No Chain Delay

Enclosed yard with outbuilding.

- On Street Parking
- Ideal Home For Small Family Or First Time Buy With
   Enclosed Rear Yard Viewin g Essential
- Close Proximity To Major Commuter Routes

#### **Ground Floor**

#### **Entrance**

Via a hard wood door to vestibule.

#### Vestibule

4'3 x 3'3 (1.30m x 0.99m)

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,

#### **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)

#### **Bedroom One**

14'2 x 11'11 (4.32m x 3.63m)

UPVC double glazed window, central heating radiator and fitted

#### **Bedroom Two**

14'2 x 11'5 (4.32m x 3.48m)

UPVC double glazed window, central heating radiator and fitted

#### **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

#### **External**

- EPC Rating D
- Two Double Bedroom Mid Terraced Property
- Easy Access To Local Amenities















