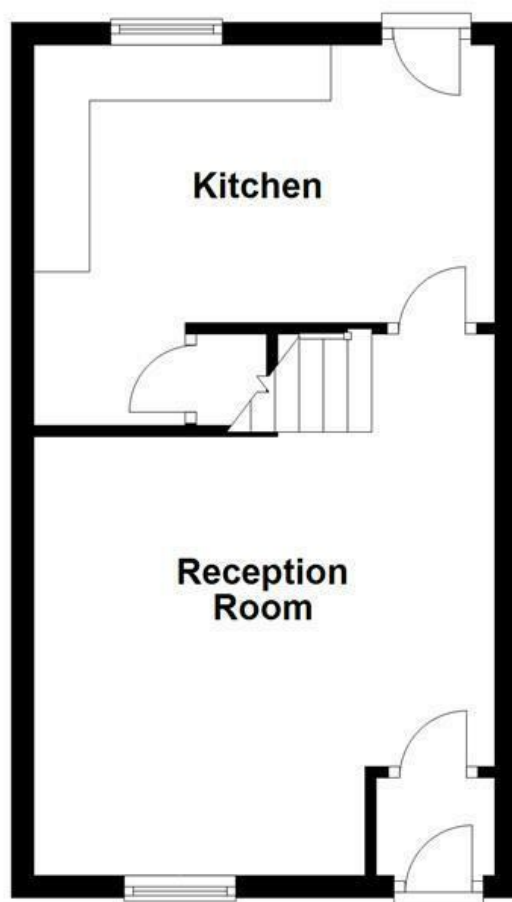
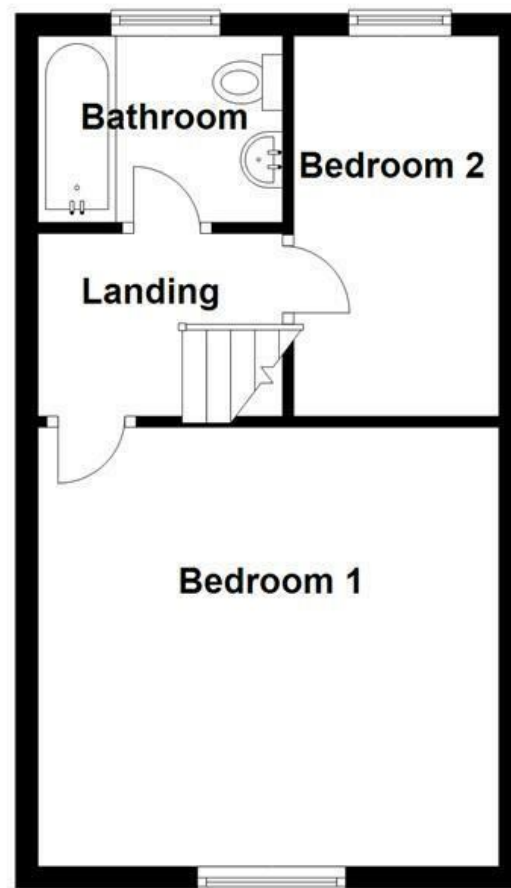


Ground Floor



First 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Church Street, Great Harwood, BB6 7QB

Offers Over £90,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT WITH NO CHAIN DELAY

Presented and maintained beautifully throughout with spacious rooms and a neutral finish, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. With an open plan kitchen diner, two generously sized bedrooms and a complete blank canvas, this property is the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads to a kitchen diner and staircase to the first floor. The first floor comprises of two generously sized bedrooms and a three piece bathroom suite. Externally there is a communal yard to the rear.

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

Church Street, Great Harwood, BB6 7QB

Offers Over £90,000



- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Communal Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'6 x 2'10 (1.07m x 0.86m)

UPVC double glazed front entrance door, UPVC double glazed frosted window and hardwood single glazed door to the reception room.

Reception Room

15'11 x 13'7 (4.85m x 4.14m)

UPVC double glazed window, central heating radiator, stone hearth and oak mantel, television point, meter cupboard, coving, ceiling rose, laminate flooring, stairs to the first floor and door to the dining kitchen.

Dining Kitchen

12'9 x 11'2 (3.89m x 3.40m)

UPVC double glazed frosted window, central heating radiator, range of wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, boiler, understairs storage, lino flooring and UPVC double glazed stable door to the rear.

First Floor

Landing

7'4 x 5'3 (2.24m x 1.60m)

Central heating radiator and doors to two bedrooms and bathroom.

Bedroom One

13'7 x 12'11 (4.14m x 3.94m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

11'2 x 6' (3.40m x 1.83m)

UPVC double glazed window, central heating radiator, loft access and spotlights.

Bathroom

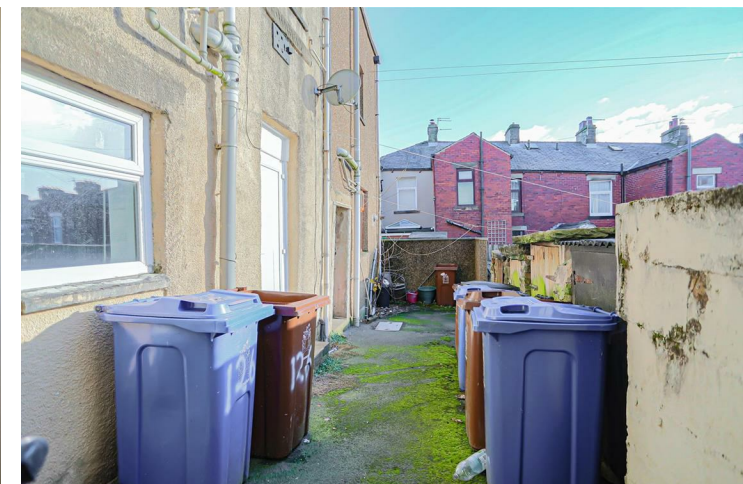
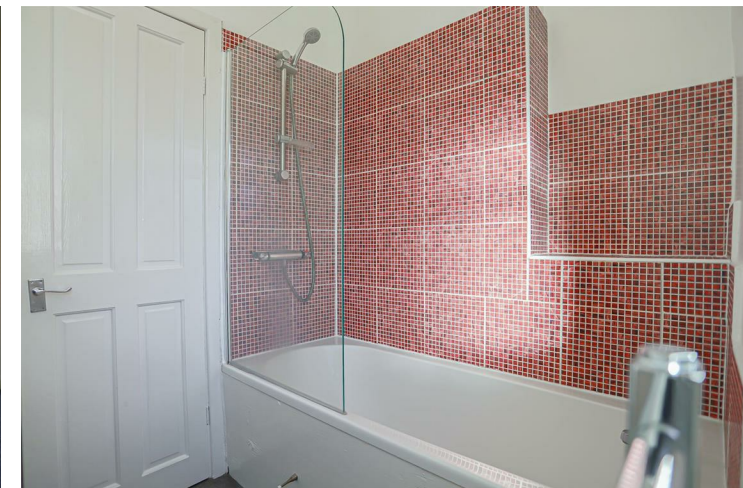
7'4 x 5'7 (2.24m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with direct feed shower overhead, pedestal wash basin, dual flush WC, tiled elevations and lino flooring.

External

Rear

Communal yard.



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