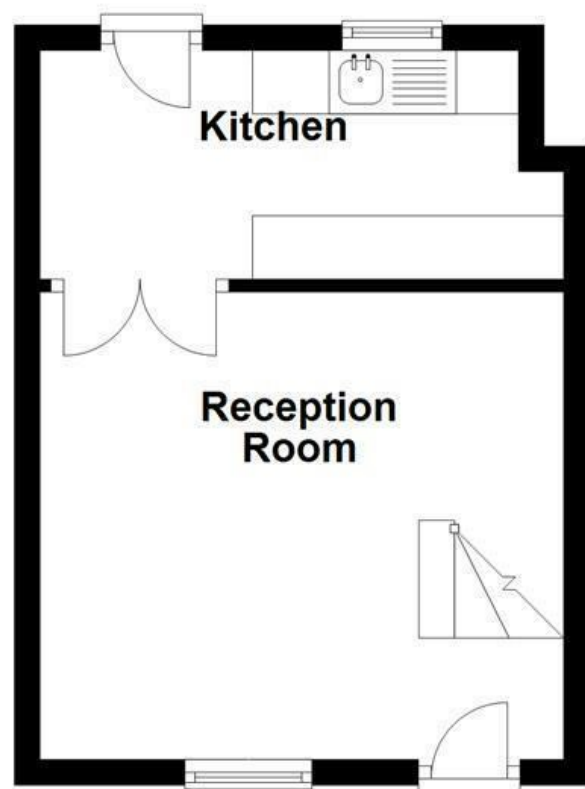
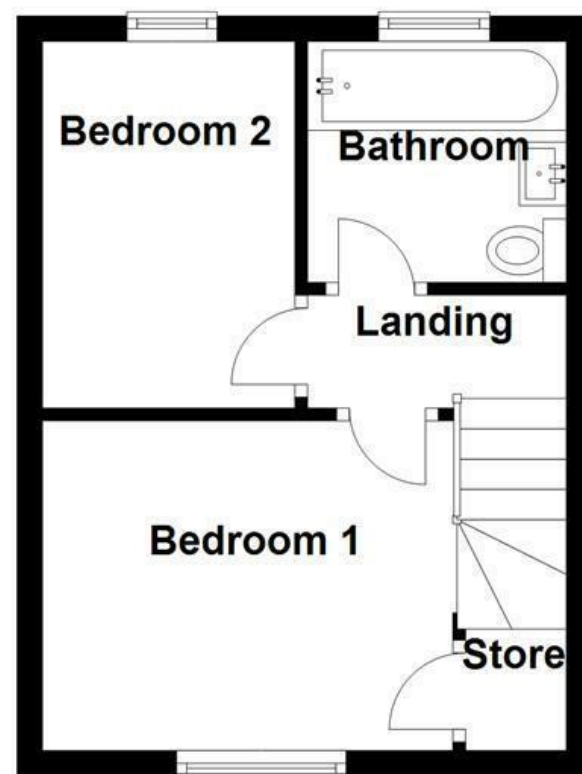


Ground Floor



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			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

Beech Street, Great Harwood, BB6 7RB

£79,950

THE PERFECT INVESTMENT OPPORTUNITY

A complete blank canvas and benefitting from no chain delay, this impressive two bedroom terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. With neutral decoration, fitted wardrobes to both bedrooms and, once updated, this property has the potential to be 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 Blackburn, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming and spacious reception room leads on to a kitchen and staircase to the first floor. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is an enclosed communal yard to the rear.

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

Beech Street, Great Harwood, BB6 7RB

£79,950



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Ideal Investment Opportunity
- No Chain Delay
- Enclosed Communal Yard To The Rear
- Easy Access To Local Amenities
- Close Proximity To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC double glazed frosted door to reception room.

Reception Room

13'6 x 12'1 (4.11m x 3.68m)

UPVC double glazed window, central heating radiator, meter cupboard, smoke alarm, wood effect floor and hard wood single glazed frosted doors to kitchen.

Kitchen

13'6 x 5'11 (4.11m x 1.80m)

UPVC double glazed window, range of white panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric Logik oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, spotlights, wood effect laminate floor and UPVC door to rear.

First Floor

Landing

6'10 x 3'2 (2.08m x 0.97m)

Central heating radiator, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

10'4 x 8'6 (3.15m x 2.59m)

UPVC double glazed window, central heating radiator, fitted storage and over stairs storage.

Bedroom Two

10'1 x 6'6 (3.07m x 1.98m)

UPVC double glazed window, central heating radiator, fitted wardrobe and boiler.

Bathroom

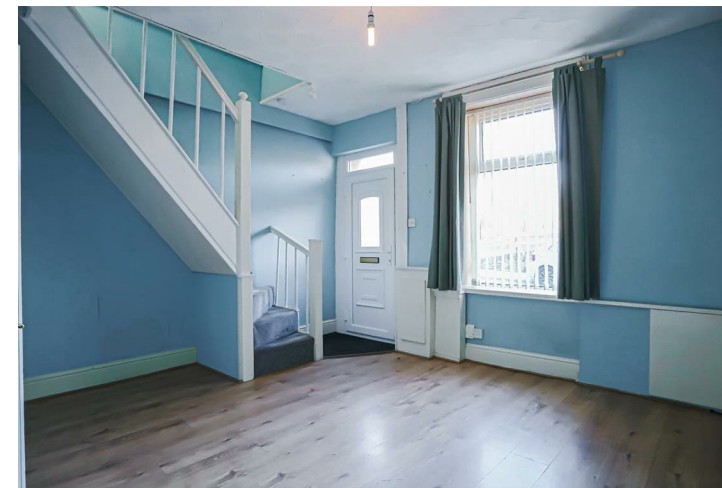
6'3 x 5'4 (1.91m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with electric feed shower and mixer tap, tiled elevation, loft access, extractor fan and tiled effect lino.

External

Rear

Communal yard.



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