



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			83
(81-91) B			
(69-80) C			
(55-68) D	57		
(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.

## Green Street, Great Harwood, BB6 7JL

### Offers Over £100,000

AN IMPRESSIVE INVESTMENT OPPORTUNITY OR FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, open plan living space and two double bedrooms, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. Bursting with potential and being a complete blank canvas, this property is the perfect investment opportunity or first time home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to the first reception room and through to the kitchen. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed yard to the rear with outbuilding and courtyard to the front.

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

# Green Street, Great Harwood, BB6 7JL

## Offers Over £100,000



- Tenure Leasehold
- On Street Parking
- Enclosed Rear Yard
- Easy Access To Major Network Links
- Council Tax Band A
- Two Double Bedroom Mid Terraced Property
- Viewing Is Essential
- EPC Rating D
- Ideal Investment Opportunity Or First Time Buy
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

Via a hard wood single glazed frosted door to vestibule.

#### Vestibule

4'2 x 3'6 (1.27m x 1.07m)

Coving, dado, meter cupboard and door to hall.

#### Hall

4'2 x 3'6 (1.27m x 1.07m)

Central heating radiator, coving, wood effect laminate floor, door to reception room two and stairs to first floor.

#### Reception Room Two

16'7 x 13'11 (5.05m x 4.24m)

UPVC double glazed window, central heating radiator, television point, gas fire with marble effect hearth and surround, under stairs storage, open to reception room one and door to kitchen.

#### Reception Room One

11'4 x 9'8 (3.45m x 2.95m)

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

#### Kitchen

11'7 x 6'10 (3.53m x 2.08m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, range of grey wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob, extractor hood, space for fridge freezer, plumbed for washing machine, spotlights, wood clad to ceiling, tiled effect lino and hard wood single glazed frosted door to rear.

### First Floor

#### Landing

7'9 x 6'4 (2.36m x 1.93m)

Loft hatch, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

13'11 x 11'4 (4.24m x 3.45m)

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

#### Bedroom Two

13'11 x 9'6 (4.24m x 2.90m)

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

#### Bathroom

6'5 x 5'8 (1.96m x 1.73m)

Central heating radiator, three piece suite, low bowl W/C, pedestal wash basin, panel bath with electric feed shower, mixer tap and rinse head, tiled elevation, extractor fan and tiled effect lino.

### External

### Front

Enclosed courtyard.

### Rear

Enclosed yard with outbuilding.

