



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		77
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.



Blackburn Road, Great Harwood, BB6 7LX

£120,000

A SPACIOUS PROPERTY CURRENTLY USED AS A HMO RENTAL- FIVE FLATS!

Situated in a popular area of Great Harwood, stands this fantastic, five bedroom HMO development. With great facilities, within easy reach of schools, amenities and town centre attractions, as well as being close to major motorway links, the property would be ideally suited to a property developer or investor. Enjoying exceptionally spacious accommodation throughout, including a single garage at the rear and an enclosed yard, the property

Comprising briefly; entrance hallway, housing a staircase to the first floor and doors leading to two fully equipped, en suite flats, a fitted kitchen with through access to a single garage. To the first floor, you will find three further flats with a communal shower room. Externally, there is an enclosed yard.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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 5  3  0  D

- End Terraced Property
 - No Chain Delay
 - Enclosed Yard to Rear
 - EPC Rating D
- HMO Development
 - Lots Of Potential
 - Tenure Leasehold
- Ideally Suited To A Property Developer Or Investor
 - Fitted Kitchen
 - Council Tax Band A

Ground Floor

Entrance

Via a hard wood door to hall.

Hall

16' x 5'11 (4.88m x 1.80m)

Meter box, door to under stairs storage, kitchen, two bedrooms and stairs to first floor.

Bedroom One

16'7 x 15'7 (5.05m x 4.75m)

UPVC double glazed box window, central heating radiator, coving and door to en suite.

En Suite

6'7 x 5'2 (2.01m x 1.57m)

Wall mounted wash basin with mixer tap, dual flush WC, enclosed direct feed shower and wood effect lino.

Bedroom Two

14'4 x 14'1 (4.37m x 4.29m)

UPVC double glazed window, central heating radiator, coving, feature wall light and door to en suite.

En Suite

7'1 x 5'1 (2.16m x 1.55m)

Wall mounted wash basin with mixer tap, dual flush WC, enclosed direct feed shower, coving and wood effect lino.

Kitchen

23'1 x 6'2 (7.04m x 1.88m)

Two UPVC double glazed windows, two central heating radiators, smoke alarm, extractor fan, wood base units with stainless steel sink and drainer with mixer tap, wood effect surface, space for oven, space for multiple appliances, loft hatch, wood effect lino and door to garage.

Garage

13' x 8'4 (3.96m x 2.54m)

Power, rolling garage door and door to rear.

First Floor

Landing

11'11 x 4'11 (3.63m x 1.50m)

UPVC double glazed window, doors to three bedrooms, bathroom and smoke alarm.

Bedroom Three

12'10 x 10'8 (3.91m x 3.25m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bedroom Four

12'11 x 11'11 (3.94m x 3.63m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bedroom Five

13'7 x 11'8 (4.14m x 3.56m)

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

Bathroom

9' x 5' (2.74m x 1.52m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin, enclosed electric feed shower and wood effect lino.

External

Front

Patio yard with stone chip areas.

Rear

Enclosed yard.



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