

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			
(39-54) E		45	
(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.

## Coronation Street, Great Harwood, BB6 7SL

### £80,000

A FANTASTIC INVESTMENT OPPORTUNITY

This impressive two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. A complete blank canvas, this property is bursting with potential for any investor or first time buyer to truly put their own stamp on! Having already undergone slight work to the property and benefitting from spacious rooms and not being overlooked from the rear, this property, once renovated, has the potential to be a fantastic home for any small family or couple! 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 vestibule provides access through to a spacious reception room. The reception room guides you on to a hallway which leads on to a kitchen and staircase to the first floor. The kitchen leads on to a rear porch. The first floor comprises of doors on to two double bedroom and a four piece bathroom suite. Externally there is a generously sized enclosed paved yard to the rear.

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

# Coronation Street, Great Harwood, BB6 7SL

£80,000



- Tenure Leasehold
- On Street Parking
- Envious View From The Rear
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Two Bedroom Mid Terraced Property
- Ample Sized Enclosed Rear Yard
- EPC Rating E
- Ideal Investment Opportunity With Viewing Essential
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Via a UPVC double glazed frosted door to vestibule.

### Vestibule

3'9 x 3'6 (1.14m x 1.07m)

Coving and hard wood single glazed door to reception room.

### Reception Room

13'11 x 12'11 (4.24m x 3.94m)

UPVC double glazed window, central heating radiator, coving, meter cupboard, television point and door to hallway.

### Hall

13'11 x 5'6 (4.24m x 1.68m)

UPVC double glazed window, smoke alarm, door to kitchen and stairs to first floor.

### Kitchen

10'4 x 8'10 (3.15m x 2.69m)

UPVC double glazed window, central heating radiator, range of wood effect panelled wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, Baxi boiler and hard wood single glazed frosted door to rear porch.

### Rear Porch

8'2 x 4'2 (2.49m x 1.27m)

UPVC double glazed frosted window, polycarbonate roof and UPVC double glazed door to rear.

## First Floor

### Landing

13' x 5'7 (3.96m x 1.70m)

Smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

13'11 x 9' (4.24m x 2.74m)

UPVC double glazed window.

### Bedroom Two

10'8 x 9'11 (3.25m x 3.02m)

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

### Bathroom

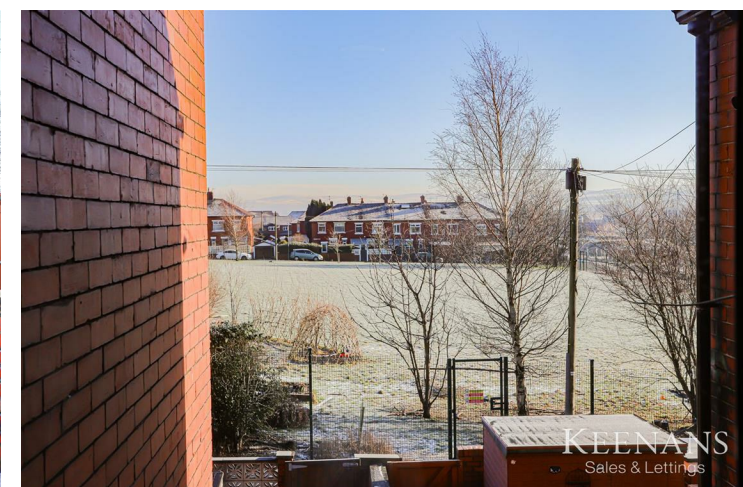
10'9 x 9' (3.28m x 2.74m)

UPVC double glazed frosted window, four piece suite, panelled bath, low bowl WC, pedestal wash basin, enclosed electric feed shower and tiled elevation.

## External

### Rear

Ample sized enclosed paved rear yard with gate to shared access road.



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