

Total area: approx. 749.1 sq. feet

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

Lime Street, Great Harwood, BB6 7RA

Asking Price £90,000

AN ENVIABLE FIRST TIME HOME OR RENTAL INVESTMENT

Offering spacious rooms throughout, two living areas and no chain delay, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. 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 benefits from two double bedrooms, kitchen extension and, once updated, has the potential to be the perfect home for any small family or couple truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an inner hallway which guides you through to a second reception room. The second reception room leads on to a kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a three piece bathroom suite. Externally, there is an enclosed yard to the rear.

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

Lime Street, Great Harwood, BB6 7RA

Asking Price £90,000



- Impressive Mid Terraced Property
- Two Reception Rooms
- Spacious Rooms
- Tenure Freehold
- Two Bedrooms
- The Perfect Investment Opportunity
- Council Tax Band A
- No Chain Delay
- Bursting with Potential
- EPC Rating TBC

Ground Floor

Enclosed yard to the rear.

Entrance

Hardwood single glazed frosted door to the entrance vestibule.

Entrance Vestibule

3'8 x 3 (1.12m x 0.91m)

Exposed brick, meter cupboard, door to reception room one.

Reception Room One

12'8 x 11'8 (3.86m x 3.56m)

Everest aluminium double glazed window, cornice coving, ceiling rose, smoke alarm, gas fire, integrated shelving, two feature wall lights, open to the inner hallway.

Inner Hallway

3'7 x 2'6 (1.09m x 0.76m)

Spotlights, exposed brick wall, under stairs storage cupboard, open to reception room two.

Reception Room Two

12'8 x 12'4 (3.86m x 3.76m)

Everest aluminium double glazed window, gas fire, cornice coving, ceiling rose, smoke alarm, exposed beams, exposed stone wall, television point, doors to staircase to the first floor, door to the kitchen.

Kitchen

9'4 x 6'7 (2.84m x 2.01m)

Everest aluminium double glazed window, a range of cream panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, space for an oven, fridge and washing machine, wood cladding to the ceiling, UPVC double glazed frosted door to the rear.

First Floor

Landing

6'11 x 5'11 (2.11m x 1.80m)

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

Bedroom One

12'8 x 11'8 (3.86m x 3.56m)

Everest aluminium double glazed window, gas heater, television point.

Bedroom Two

12'4 x 6'4 (3.76m x 1.93m)

Everest aluminium double glazed window, Main boiler, over stairs storage cupboard.

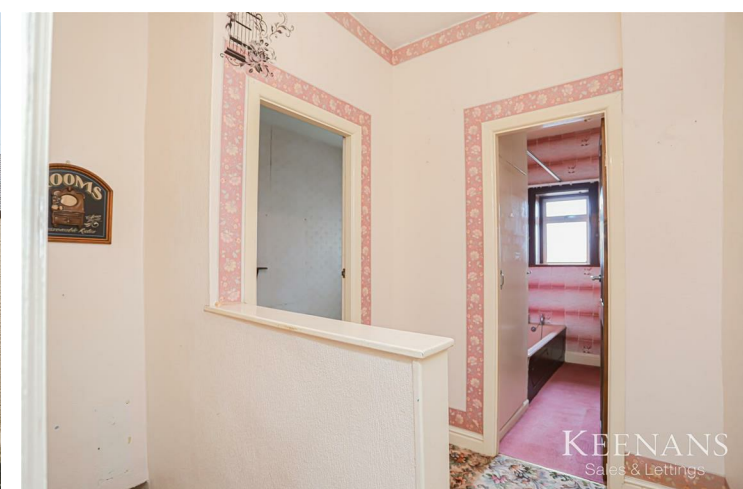
Bathroom

8'4 x 5'11 (2.54m x 1.80m)

Everest aluminium double glazed frosted window, a three piece suite comprising of a wood panelled bath with electric feed shower and traditional taps, low basin WC, pedestal wash basin with traditional taps, tiled elevations, integrated linen cupboard.

External

Rear



Tel: 01254389384

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