



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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.

Oak Street, Great Harwood, BB6 7PZ

Offers Over £160,000

AN EXCEPTIONAL FAMILY HOME SOLD WITH NO CHAIN DELAY

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and stylish decoration, this exceptional three double bedroom end terraced property is being proudly welcomed to the market after location of Great Harwood. With an enviable open plan living space, modern fixtures and fittings and neutral decoration, this property is the perfect family home ready to move straight into! 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 entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads openly on to an additional reception room and door on to a contemporary fitted kitchen. The well lit kitchen boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to three double bedrooms and a modern three-piece shower room. Externally there is an enclosed yard to the rear with paved areas.

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

Oak Street, Great Harwood, BB6 7PZ

Offers Over £160,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Modern Three Piece Shower Room
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Ample Sized Bedroom Property With No Chain Dealy
- Enclosed Yard With Paved Areas
- EPC Rating E
- Ideal Family Home Ready To Move Into With Viewing Essential
- Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

4'7 x 3'7 (1.40m x 1.09m)

Coving, dado rail, wood effect laminate flooring and hard wood single glazed frosted door to hall.

Hall

11'9 x 3'7 (3.58m x 1.09m)

Central heating radiator, smoke alarm, coving, corbel, dado rail, wood effect laminate flooring, door to reception room two and stairs to first floor.

Reception Room Two

15'4 x 11'11 (4.67m x 3.63m)

UPVC double glazed window, central heating radiator, fire place with marble effect hearth, coving, two feature wall lights, television point, wood effect laminate flooring, open arch to reception room one and door to kitchen.

Reception Room One

12'10 x 10'11 (3.91m x 3.33m)

UPVC double glazed leaded window, central heating radiator, coving, two feature wall lights, meter cupboard, fire place with stone hearth and television point.

Kitchen

16'8 x 8'6 (5.08m x 2.59m)

Three UPVC double glazed leaded windows, central heating radiator, range of grey gloss wall and base units, wood effect laminate surface, tiled splash back, stainless steel one and a half sink and drainer with high spout spring neck mixer tap, integrated electric Beko oven with four ring Beko electric hob and extractor hood, space for fridge freezer, plumbed for washing machine, PVC to ceiling, spotlights, under stairs storage, wood effect laminate flooring and UPVC double glazed leaded door to rear.

First Floor

Landing

15'2 x 5'11 (4.62m x 1.80m)

UPVC double glazed leaded window, central heating radiator, coving, dado rail, over stairs storage, loft access, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

14'11 x 13'2 (4.55m x 4.01m)

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

Bedroom Two

12'7 x 8'5 (3.84m x 2.57m)

UPVC double glazed leaded window, central heating radiator, coving, dado rail and fitted wardrobe.

Bedroom Three

10'1 x 9'1 (3.07m x 2.77m)

UPVC double glazed leaded window, central heating radiator, coving and dado rail.

Shower Room

9'1 x 4'10 (2.77m x 1.47m)

Central heating towel rail, three piece suite, double direct feed shower enclosure, dual flush WC, vanity top wash basin with waterfall mixer tap, tiled elevation, wood effect panel elevation, extractor fan, PVC panel elevation and wood effect lino flooring.

External

Rear

Enclosed paved yard.

