



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		78
(69-80)	C		
(55-68)	D	58	
(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.

Poplar Avenue, Great Harwood, BB6 7RZ

Offers Over £140,000

A PERFECT FAMILY HOME

Offering spacious rooms, a fantastic open plan living space and neutral decoration, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. With no chain delay and being a complete blank canvas, this property is the perfect family home truly not to be missed! 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 fitted kitchen. The first floor comprises of doors on to three bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear and garden to the front.

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

Poplar Avenue, Great Harwood, BB6 7RZ

Offers Over £140,000



- Tenure Leasehold
- On Street Parking
- Ideal Family Home
- Close Proximity To Major Network Links
- Council Tax Band B
- Spacious Three Bedroom Mid Terraced Property
- Enclosed Paved Rear Yard
- EPC Rating D
- No Chain Delay
- Easy Access To Local Amenities

Ground Floor

Entrance

Composite door to hall.

Hall

14'1 x 3'1 (4.29m x 0.94m)

Central heating radiator, spotlights, oak door to reception room two and stairs to first floor.

Reception Room Two

15'7 x 13'5 (4.75m x 4.09m)

Upright central heating radiator, spotlights, pelmet lighting, under stairs storage, open to reception room one, kitchen and UPVC double glazed patio doors to rear.

Reception Room One

13'1 x 12' (3.99m x 3.66m)

UPVC double glazed box window, central heating radiator, pelmet lighting, integrated sound system, spotlights, electric mounted fire, slate tiled elevation and television point.

Kitchen

10'5 x 8'10 (3.18m x 2.69m)

UPVC double glazed window, range of cream wall and base units, wood effect 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 induction hob and extractor hood, integrated fridge freezer, space for washing machine and spotlights.

First Floor

Landing

16'5 x 5' (5.00m x 1.52m)

Spotlights, loft access, oak doors to three bedrooms and bathroom.

Bedroom One

13'5 x 10' (4.09m x 3.05m)

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

Bedroom Two

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

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

Bedroom Three

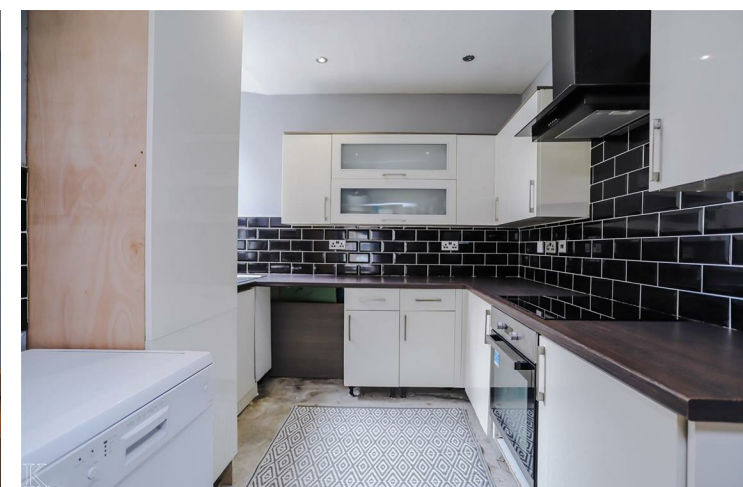
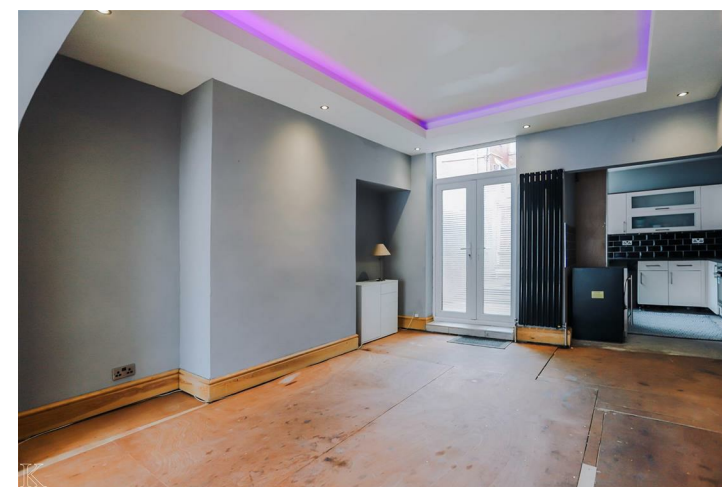
7'11 x 5'11 (2.41m x 1.80m)

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

Bathroom

10'7 x 8'10 (3.23m x 2.69m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel P shaped bath with direct feed rainfall shower, rinse head and waterfall mixer tap, dual flush WC, vanity top wash basin with waterfall mixer tap, tiled elevation, spotlights, integrated sound system and wood effect laminate flooring.



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