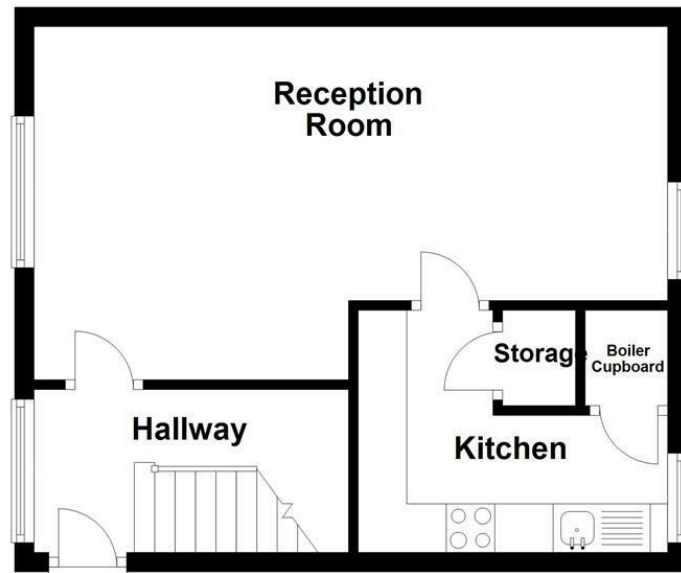


First Floor



Second Floor



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		54	71
(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.

Belmont Road, Great Harwood, BB6 7HL

£85,000

AN ENVIABLE THREE BEDROOMED FIRST FLOOR MAISONNETTE!

Having been presented and maintained beautifully throughout with spacious rooms, open plan living space and neutral decoration, this exceptional three bedroom first floor maisonette is being proudly welcomed to the market in the sought after location of Great Harwood. With three generously sized bedrooms, modern kitchen and no chain delay, this property is the perfect home for any growing family or couple truly not to be missed! 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 communal entrance housing staircase to the first floor which then leads on to a welcoming entrance hallway which provides access through to a spacious open plan reception room and houses a staircase to the second floor. The reception room leads on to a modern fitted kitchen. The second floor guides you on to three generously sized bedrooms and a family bathroom. There is an additional store room. Externally there is communal gardens and off road parking.

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

Belmont Road, Great Harwood, BB6 7HL

£85,000



- An Exceptional Maisonette
- No Chain Delay
- Council Tax Band A
- Leasehold
- Three Bedrooms
- Perfect First Time Home
- Off Road Parking
- Modern Fixtures And Fittings
- Communal Gardens
- EPC Rating E

First Floor

Entrance

Communal hallway with a hardwood door to the entrance hallway

Entrance Hallway

10'7 x 5'6 (3.23m x 1.68m)

UPVC double glazed window, central heating radiator, smoke alarm, stairs to the first floor and door to the reception room.

Reception Room

21'6 x 11'11 (6.55m x 3.63m)

Two UPVC double glazed windows, central heating radiator, coving, electric fire with granite effect hearth and surround and wood effect mantle, television point and door to the kitchen.

Kitchen

10'5 x 8'6 (3.18m x 2.59m)

UPVC double glazed window, central heating radiator, a range of cream gloss wall and base units with wood effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for fridge, plumbing for washing machine, tiled flooring, boiler cupboard and storage, tiled flooring.

First Floor

Landing

5'9 x 4'9 (1.75m x 1.45m)

Smoke alarm and doors to three bedrooms and the bathroom.

Bedroom One

14'6 x 9'6 (4.42m x 2.90m)

UPVC double glazed window, central heating radiator, television point and built in storage.

Bedroom Two

11'10 x 11'7 (3.61m x 3.53m)

UPVC double glazed window, central heating radiator and built in storage.

Bedroom Three

10 x 7'4 (3.05m x 2.24m)

UPVC double glazed window and a central heating radiator.

Bathroom

6'3" x 5'4" (1.91 x 1.63)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising: dual flush WC, pedestal wash basin with mixer tap, panelled bath with an electric feed shower and mixer tap, tiled elevations and coving.

External

Private parking and communal gardens.

Store Room

4'1" x 7'4" (1.25 x 2.25)

Electric supply and lighting.



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