



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		59	
(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.

## Windsor Road, Great Harwood, BB6 7RR

### £120,000

FANTASTIC HOME FOR FIRST TIME BUYERS AND INVESTORS ALIKE

Nestled on Windsor Road in the charming town of Great Harwood, Blackburn, this delightful house is a perfect blend of comfort and convenience. As you step inside, you'll be greeted by spacious and bright reception rooms, ideal for hosting gatherings with family and friends or simply relaxing after a long day.

Situated close to a variety of local amenities, including shops, cafes, and schools, this property offers the convenience of everything you need right at your doorstep. For those who commute, easy access to motorway links ensures a smooth journey to nearby towns and cities.

Whether you're a first-time buyer looking to settle into a welcoming community or an investor seeking a promising opportunity, this property caters to a range of needs. Don't miss the chance to make this house your home and experience the best of Great Harwood living.

Contact our Accrington branch for any further inquiries and a member of our team will be on hand to help



# Windsor Road, Great Harwood, BB6 7RR

£120,000



- Mid-Terraced House
- Stylish Decoration
- Perfect Family Home
- EPC Rating: D
- Two Spacious Bedrooms
- Three Piece Bathroom
- Tenure: TBC
- Two Reception Rooms
- Fitted Kitchen
- Council Tax Rating: A

## Ground Floor

### Vestibule

3'1 x 3'2 (0.94m x 0.97m)

UPVC door to enter, cornice coving, store access, door to the hallway and tiled flooring.

### Hall

10'9 x 3'2 (3.28m x 0.97m)

Central heated radiator, cornice coving, corbels, stairs to first floor, door to reception room one and laminate flooring.

### Reception One

14'3 x 14'3 (4.34m x 4.34m)

UPVC double glazed window, central heated radiator, coving, ceiling rail, picture rail, gas fire with stone surround and granite mantle, door to kitchen, door to reception room two, door to a store room and laminate flooring.

### Reception Room Two

11'5 x 10'6 (3.48m x 3.20m)

UPVC double glazed windows, central heated radiator, cornice coving, picture rail, laminate flooring and meter access.

### Kitchen

16'1 x 7'1 (4.90m x 2.16m)

UPVC double glazed windows, central heated radiator, laminate wall base, units and worktops, four point electric hob, a double oven with extractor hood, tile splash back, composite sink with mixer taps, plumbing for washing machine and space for a fridge freezer, boiler access, coving, tiled flooring and door to rear.

### Rear

Tarmac yard.

### Front

Paved yard.

## First Floor

### Landing

8'4 x 6'6 (2.54m x 1.98m)

Loft access, smoke detector, airing cupboard, door to bedroom one, door to bedroom two, door to the family bathroom and laminate flooring.

### Bedroom One

14'3 x 11'6 (4.34m x 3.51m)

UPVC double glazed windows, central heated radiator, coving, dado rail, fitted wardrobe and laminate flooring.

### Bedroom Two

14'6 x 7'6 (4.42m x 2.29m)

UPVC double glazed window, central heated radiator, coving, fitted wardrobe and laminate flooring.

### Family Bathroom

9'4 x 6'5 (2.84m x 1.96m)

UPVC double glazed window, central heated radiator, dual flush WC, low flush WC, vanity mixer taps, electric shower enclosure and tiled elevation and storage.



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