



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.

James Street, Great Harwood, BB6 7JE

Offers Over £99,950

SPACIOUS MID TERRACED PROPERTY

Welcome to this charming terraced house located on James Street in the delightful area of Great Harwood. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two spacious bedrooms, there is ample space for a growing family or for guests to stay over comfortably.

The property features a complete blank canvas, allowing you to unleash your creativity and personal style to make it truly your own. Whether you are looking for a cosy family home or an ideal rental investment, this mid-terraced property offers great potential.

Additionally, the enclosed yard to the rear provides a private outdoor space where you can enjoy some fresh air or perhaps create a lovely garden oasis. Don't miss out on the opportunity to own this lovely property in a convenient location. Contact us today to arrange a viewing and start envisioning the possibilities that this home has to offer.

James Street, Great Harwood, BB6 7JE

Offers Over £99,950



- Mid Terraced Property
- Three Piece Bathroom Suite
- Enclosed Yard to Rear
- EPC Rating TBC
- Two Bedrooms
- Complete Black Canvas
- Tenure Leasehold
- Two Spacious Reception Rooms
- Ideal Rental Investment
- Council Tax Band A

Ground Floor

Entrance

UPVC front entrance door through to the entrance vestibule.

Vestibule

Door to the entrance hallway.

Hallway

Smoke alarm, central heating radiator, staircase to the first floor and a door to reception room.

Reception Room

10'8" x 11'3" (3.25 x 3.43)

UPVC double glazed window, central heating radiator, feature fireplace, under stairs storage, gas and electric meter cupboards and double doors to the dining room.

Dining Room

14'4" x 12'11" (4.37 x 3.94)

UPVC double glazed window, central heating radiator, wood laminate flooring, log burning effect electric fireplace, double doors leading to the lounge and a door to the kitchen.

Kitchen

10'2" x 6'9" (3.1 x 2.06)

Range of wall and base units with wood effect laminate surfaces and complementary tiled splashbacks, integrated electric oven with a four ring gas hob and extractor fan over. Ceiling spot light unit, wall mounted combination boiler, stainless steel sink, drainer and chrome mixer tap, vertical mounted radiator, integrated fridge freezer, UPVC rear entrance door, tiled effect laminate flooring and a UPVC double glazed window.

First Floor

Landing

Doors to two bedrooms and the family bathroom.

Bedroom One

11'5" x 14'4" (3.48 x 4.37)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'0" x 9'2" (2.74 x 2.79)

UPVC double glazed window and a central heating radiator.

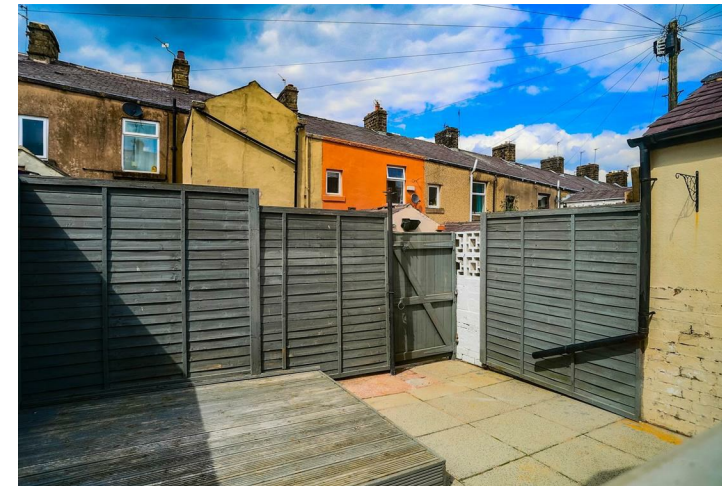
Bathroom

Three piece suite comprising of: a paneled bath with chrome taps and an integrated over head shower feed, close coupled WC and a pedestal wash hand basin, central heating radiator, partially tiled elevations, cushion flooring and a UPVC double glazed frosted window.

External

Rear

Enclosed yard with decked seating area, surrounded by rendered walls and gated access to the rear.



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