



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		55	
(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.

Croft Street, Great Harwood, BB6 7EX

Offers Over £90,000

LOVELY MID TERRACED PROPERTY NOT TO BE MISSED

Welcome to this charming terraced property located on Croft Street in the delightful area of Great Harwood, Blackburn. This property boasts two cosy bedrooms, perfect for a small family or as a starter home. With two reception rooms, there is ample space for entertaining guests or creating a separate living area.

The fitted kitchen is ideal for whipping up delicious meals and enjoying family dinners. The property's layout offers a warm and inviting atmosphere, making it a lovely place to call home.

Conveniently situated close to network links, commuting will be a breeze for those working or studying in the area. Whether you're looking to settle down or invest in a property with great potential, this terraced house offers a wonderful opportunity to create a comfortable and welcoming living space.

Croft Street, Great Harwood, BB6 7EX

Offers Over £90,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Enclosed Garden To The Rear
- Tenure Leasehold
- Two Reception Rooms
- Three Piece Bathroom
- Council Tax Rating: A

Ground Floor

Entrance

Hard wood door to vestibule.

Vestibule

3'8 x 5'7 (1.12m x 1.70m)

Central heated radiator, laminate flooring and door to reception room one.

Reception Room One

14'2 x 12'3 (4.32m x 3.73m)

UPVC double glazed window and central heated radiator.

Reception Room Two

10'7 x 14'2 (3.23m x 4.32m)

UPVC double glazed window, central heated radiator, coving, loft access and door to kitchen.

Kitchen

10'10 x 7'3 (3.30m x 2.21m)

UPVC double glazed window, range of wall and base units with laminate worktops, single oven with four ring hob, stainless steel sink with mixer taps, tile splash back, extractor hood, space for fridge freezer, plumbing for washing machine, laminate flooring and UPVC door to rear.

First Floor

Landing

6'9 x 5'5 (2.06m x 1.65m)

Loft access, smoke detector, doors to bedroom one, bedroom two and family bathroom.

Bedroom One

14'3 x 11'9 (4.34m x 3.58m)

UPVC double glazed window and central heated radiator.

Bedroom Two

16 x 7'2 (4.88m x 2.18m)

UPVC double glazed window and central heated radiator.

Family Bathroom

9'5 x 6'3 (2.87m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, vanity with mixer tap, direct feed rainfall and rinse shower head, dual flush WC, panel bath with mixer tap, tiled elevation, LED spotlights and laminate flooring.

External

Rear

Paved yard.

