



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			74
(81-91) B			
(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.

Earl Street, Great Harwood, BB6 7JJ

£140,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, gardens to both the front and the rear and added loft conversion, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links. With open plan kitchen diner, added conservatory and only a short walk away from all the towns amenities, this property is the perfect home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to an open plan kitchen diner which guides you through French doors on to the conservatory. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the converted attic room which is currently being used as a third bedroom. Externally there is an enclosed laid to lawn garden with paving, bedding and mature shrubs to the rear and a paved garden to the front.

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

Earl Street, Great Harwood, BB6 7JJ

£140,000



- Mid Terraced Property
- One Reception Room
- On Street Parking
- EPC Rating: D
- Two Bedrooms And Attic Room
- Conservatory
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band:A

Ground Floor

Front

Paved garden

Hall

3'5 x 3'1 (1.04m x 0.94m)

UPVC double glazed entrance door, wood effect laminate flooring and door to reception room.

Rear

Enclosed garden with paving, bedding areas, mature shrubs and laid to lawn.

Reception Room

13'10 x 13'4 (4.22m x 4.06m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, smoke alarm, gas fire with granite effect hearth and surround, TV point, hardwood flooring and door to kitchen.

Kitchen

16'5 x 12'3 (5.00m x 3.73m)

UPVC double glazed window, central heating radiator, spotlights, range of wall and base units with granite effect worktops, tiled splashback, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four ring electric hob, extractor hood, integrated fridge freezer and dishwasher, boiler, plumbing for washing machine, Karndean flooring and UPVC double glazed French doors to conservatory.

Conservatory

14'2 x 11'3 (4.32m x 3.43m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, ceiling fan, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

15'7 x 5'9 (4.75m x 1.75m)

Central heating radiator, spotlights, smoke alarm, stairs to attic room and doors to two bedrooms and bathroom.

Bedroom One

12'9 x 9'11 (3.89m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'1 x 10'7 (3.38m x 3.23m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 5'1 (2.31m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, panel bath with electric feed shower over, pedestal wash basin, tiled elevation and lino flooring.

Second Floor

Attic Room

15'2 x 9'6 (4.62m x 2.90m)

Velux window, central heating radiator and eaves storage.

External



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