



Total area: approx. 74.9 sq. metres (805.9 sq. feet)

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.



Clayton Street, Great Harwood, BB6 7AH

£69,950

FANTASTIC INVESTMENT OPPORTUNITY IN A POPULAR TOWN

Welcome to Clayton Street, Great Harwood, Blackburn - a charming terraced house that presents a fantastic investment opportunity! This delightful property boasts two generously sized bedrooms, perfect for a small family or as a lucrative rental investment. With two spacious reception rooms, there is ample space for entertaining guests or simply relaxing in style. Situated close to shops and amenities, convenience is at your doorstep. Don't miss out on the chance to own this wonderful property in a thriving location.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		53	
(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.

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- Tenure Leasehold
- On Street Parking
- Two Reception Rooms
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Mid Terraced Property
- Ideal Investment Opportunity
- EPC Rating E
- Two Bedrooms
- Viewing Essential

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

Hard wood door to reception room one.

Reception Room One

16'8 x 13'6 (5.08m x 4.11m)

UPVC double glazed window, central heating radiator, wood effect flooring, gas fire with decorative surround, stairs to first floor, television point and door to reception room two.

Reception Room Two

13'8 x 10'6 (4.17m x 3.20m)

UPVC double glazed window, central heating radiator, wood effect flooring, under stairs storage and door to kitchen.

Kitchen

8'9 x 6'10 (2.67m x 2.08m)

UPVC double glazed window, UPVC door to rear, central heating radiator, wood wall and base units, laminate work tops, oven with four ring gas hob, tiled splash back, extractor hood, stainless steel sink with draining board, plumbed for washing machine, wood cladding to ceiling and wood effect laminate flooring.

First Floor

Landing

Doors to two bedrooms and shower room.

Bedroom One

13'9 x 13'6 (4.19m x 4.11m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

10'8 x 6'7 (3.25m x 2.01m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

7'4 x 6' (2.24m x 1.83m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin, electric feed shower, part tiled elevation and vinyl flooring.

External

Rear

Enclosed yard.

