



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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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.

## Heywood Street, Great Harwood, BB6 7DU Offers Over £70,000

AN IDEAL RENTAL INVESTMENT TO BE SOLD WITH TENANT IN SITU - ACHIEVING 10.2% YIELD PER ANNUM

Having been presented and maintained well throughout with two generously sized bedrooms, two living areas and neutral decoration, this enviable mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. With spacious rooms, modern kitchen and bathroom and a complete blank canvas, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads through to a contemporary fitted kitchen. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear.

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



# Heywood Street, Great Harwood, BB6 7DU

## Offers Over £70,000



- Tenure Freehold
- On Street Parking
- Ideal Home For A Small Family Or Couple
- Close Proximity To Major Network Links
- Council Tax Band A
- Mid Terraced Property
- Enclosed Rear Yard
- EPC Rating E
- Two Bedrooms
- Easy Access To Local Amenities

### Ground Floor

Enclosed yard.

#### Entrance

Composite double glazed frosted door to vestibule.

#### Vestibule

3'4 x 3'3 (1.02m x 0.99m)

Door to hall.

#### Hall

10'9 x 3'3 (3.28m x 0.99m)

Central heating radiator, feature wall light, doors to two reception rooms and stairs to first floor.

#### Reception Room One

10'7 x 10'1 (3.23m x 3.07m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate floor.

#### Reception Room Two

13'11 x 12'8 (4.24m x 3.86m)

UPVC double glazed window, central heating radiator, spotlights, television point, under stairs storage and door to kitchen.

#### Kitchen

11'3 x 7'1 (3.43m x 2.16m)

UPVC double glazed box window, range of grey wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric Lamona oven with four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, spotlights, tiled effect lino and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

7'2 x 6'9 (2.18m x 2.06m)

Smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

13'11 x 10'7 (4.24m x 3.23m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

12'10 x 6'10 (3.91m x 2.08m)

UPVC double glazed window, central heating radiator and over stairs storage.

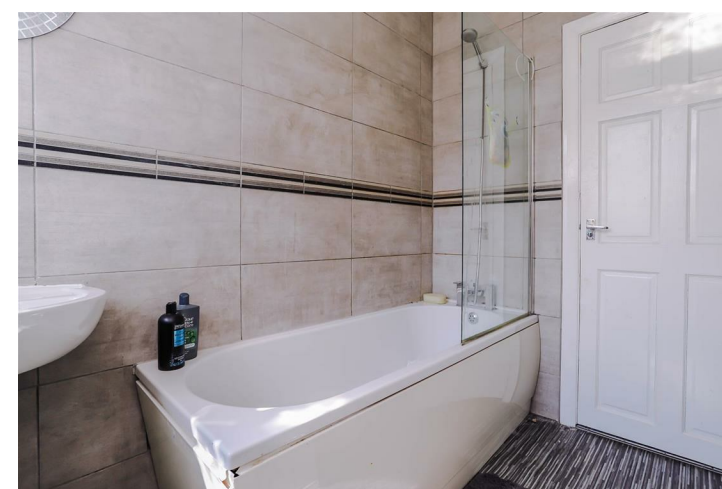
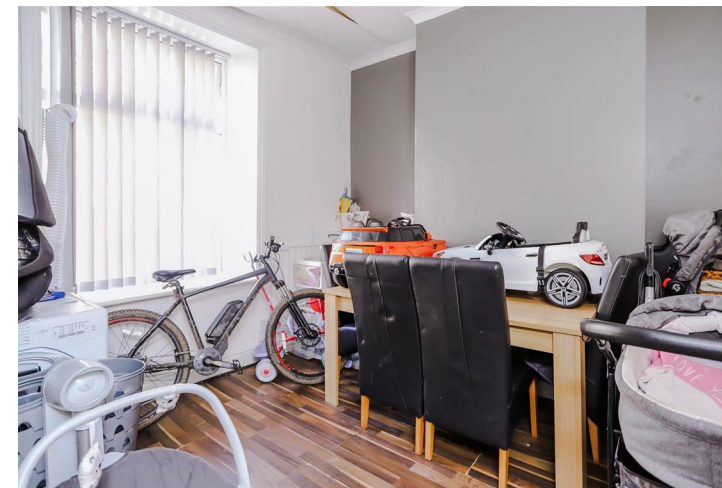
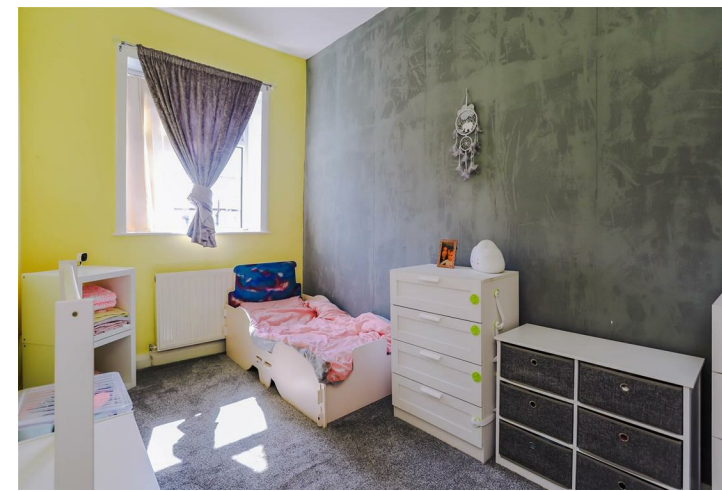
#### Bathroom

8'4 x 6'9 (2.54m x 2.06m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with waterfall mixer tap and rinse head, tiled elevation, integrated linen cupboard and lino floor.

### External

#### Rear



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