



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			80
(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.

Birtwistle Street, Great Harwood, BB6 7HN

Offers Over £160,000

A MUST-HAVE MID TERRACE HOME

Welcome to Birtwistle Street, Great Harwood - a charming location for this exquisite mid-terrace property. This home boasts two spacious bedrooms, perfect for a small family or those looking for a bit of extra space. The open-plan living area is a highlight, featuring a modern fitted kitchen that is sure to inspire your inner chef.

What sets this property apart is its impeccable presentation - ready for you to move straight in without lifting a finger. The enclosed tiered garden to the rear is a delightful space, ideal for relaxing or entertaining guests in the warmer months.

If you're seeking a home that is not only beautifully maintained but also offers a comfortable and stylish living environment, then look no further. This property on Birtwistle Street is a true gem waiting to be discovered.

Birtwistle Street, Great Harwood, BB6 7HN

Offers Over £160,000



- Exquisite Mid Terrace Property
- Open Plan Living
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band A

Ground Floor

Open Plan Living Area

22'8 x 15'1 (6.91m x 4.60m)

Composite double glazed frosted front door, UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, media wall, wood effect laminate flooring, open access to kitchen, door to understairs storage and stairs to first floor.

Kitchen

12'4 x 8'6 (3.76m x 2.59m)

UPVC double glazed window, range of wall and base units with laminate worktops, composite sink and drainer with mixer tap, integrated oven with five burner gas hob and extractor hood, integrated fridge freezer and dryer, plumbing for washing machine, spotlights, smoke detector, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

4'10 x 3'5 (1.47m x 1.04m)

Central heating radiator, loft access, wood effect laminate flooring, doors leading to two bedrooms and family bathroom.

Bedroom One

15'1 x 11'6 (4.60m x 3.51m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10 x 8'6 (3.30m x 2.59m)

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

Bathroom

9'3 x 6'4 (2.82m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, spotlights, tiled elevations and tiled effect vinyl flooring.

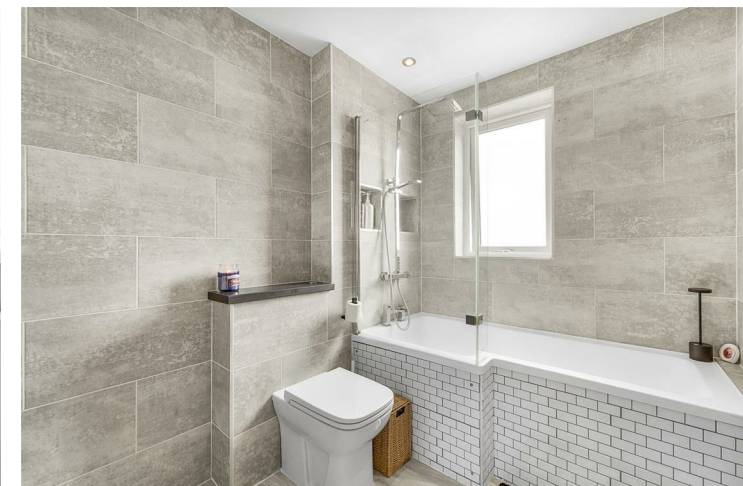
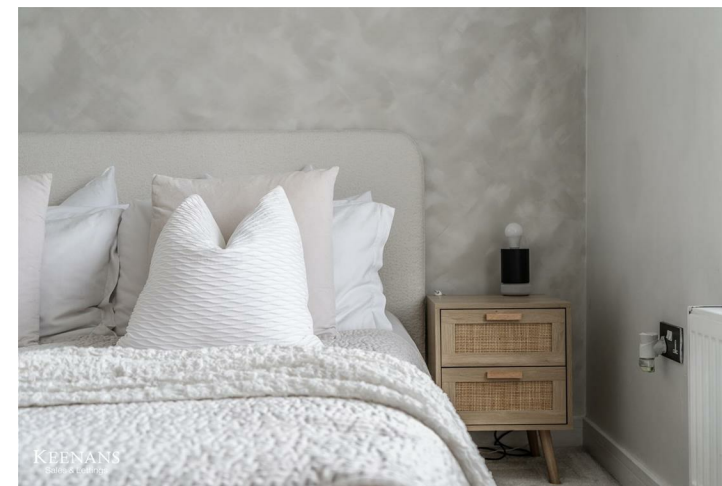
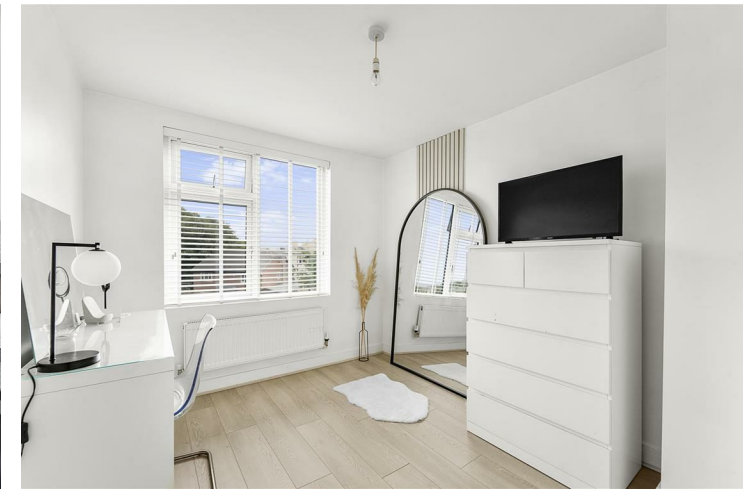
External

Rear

Enclosed tiered garden with artificial lawn, paved patio, stone chippings and decking.

Front

Enclosed courtyard with artificial lawn and paving.



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