



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.



Park Road, Great Harwood, BB6 7RW

Offers Over £105,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and two living areas, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. With garden space to both the front and the rear, two double bedrooms and fantastic kitchen extension, this property is the perfect home for any first time buyer or small family truly not to be missed! Situated within the heart of the ever popular town, this property is conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links.

The property comprises briefly: a welcoming hallway that provides access to two spacious reception rooms and staircase to the first floor. The second reception room leads to a modern kitchen. The first floor has doors leading to two double bedrooms and a modern three-piece family bathroom. Externally there is a decent sized yard to the rear.

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

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

Park Road, Great Harwood, BB6 7RW

Offers Over £105,000



- Spacious Mid Terrace Property
- Ample Living Space
- Enclosed Yard to Rear
- EPC Rating TBC
- Two Double Bedrooms
- Stylish Decoration
- Tenure Leasehold
- Modern Fitted Kitchen
- Perfect First Home
- Council Tax Band A

Ground Floor

Entrance

Composite double glazed frosted door to the vestibule.

Vestibule

4'5" x 3'4" (1.35 x 1.02)

Hardwood single glazed frosted door to the hallway.

Hallway

10'3" x 3'4" (3.12 x 1.02)

Central heating radiator, doors to two reception rooms and stairs to the first floor.

Reception Room One

11'8" x 10'6" (3.56 x 3.20)

UPVC double glazed window, central heating radiator and fitted storage.

Reception Room Two

14'0" x 13'5" (4.27 x 4.09)

Hardwood single glazed frosted window, central heating radiator, coving to the ceiling, TV point, understairs storage and door to the kitchen.

Kitchen

13'7" x 7'1" (4.14 x 2.16)

UPVC double glazed window, two Velux windows, central heating radiator, range of white wall and base units, wood effect worktops, tiled splashback, stainless steel sink with drainer and mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

7'7" x 6'9" (2.31 x 2.06)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'11" x 11'8" (4.24 x 3.56)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'5" x 6'11" (4.09 x 2.11)

UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom

9'5" x 6'10" (2.87 x 2.08)

UPVC double glazed frosted window, central heating radiator, three-piece suite comprising: direct-feed shower, pedestal washbasin with traditional taps, twin-flush WC, partially tiled elevations, fitted linen cupboard housing the boiler and tiled effect flooring.

External

Rear

Wall enclosed back yard with gated access.

Front

Wall enclosed front garden with paved pathway and mature bedding plants.

