



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(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 £140,000

SPACIOUS FAMILY HOME ON QUIET ESTATE

Welcome to Birtwistle Street, Great Harwood - a charming location for this delightful house that could be your next home. This spacious family abode boasts modern decor and appliances, perfect for those seeking a comfortable and stylish living space.

Conveniently located with easy access to local amenities, this property offers the best of both worlds - a peaceful retreat on a private plot, yet close enough to everything you need for your daily convenience.

Imagine coming home to this inviting house, where you can relax and unwind in a space designed for modern living. Don't miss the opportunity to make this house your own and enjoy the best of what Great Harwood has to offer.

Birtwistle Street, Great Harwood, BB6 7HN

Offers Over £140,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating D
- Off Road Parking
- Semi Detached Property
- Two Double Bedrooms
- Contemporary Fitted Kitchen And Bathroom
- Enclosed Ample Sized Rear Garden Space
- Ideal First Time Buy Or Home For A Small Family
- Easy Access To Major Network Links

Ground Floor

Block paved drive with stone chipped bedding areas and mature shrubs.

Entrance

Door to porch.

Porch

12'3 x 5'10 (3.73m x 1.78m)
UPVC double glazed windows, central heating radiator, tiled floor and door to hall.

Hall

4' x 3'1 (1.22m x 0.94m)
Doors to kitchen, reception room and stairs to first floor.

Kitchen/Dining Area

16'2 x 12'6 (4.93m x 3.81m)
UPVC double glazed window, Velux window, central heating radiator, range of high gloss wall and base units, quartz effect work tops, composite sink and drainer with mixer tap, oven with a four ring induction hob, tiled splash back and extractor hood, plumbed for washing machine and dryer, space for fridge freezer, UPVC double glazed door to rear, LED spotlights, television point, laminate flooring and door to WC.

WC

Dual flush WC and wall mounted wash basin.

Reception Room

12'9 x 12'5 (3.89m x 3.78m)
UPVC double glazed window, central heating radiator, log burner with wooden mantel and surround, two alcove areas and television point.

First Floor

Landing

6'5 x 5'9 (1.96m x 1.75m)
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

12'8 x 8'7 (3.86m x 2.62m)
UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 5'8 (2.08m x 1.73m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed rainfall shower with rinse head, tiled elevation and tiled floor.

External

Rear

Enclosed paved patio with stone chipped garden and outbuilding.

Front



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