



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	63	
(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.

Holgate Street, Great Harwood, BB6 7JD

Offers In The Region Of £130,000

A FANTASTIC TWO BEDROOM PLUS ATTIC TERRACE PROPERTY - NO CHAIN

Having been presented and maintained to the highest standard throughout with neutral decoration, spacious rooms and added loft conversion, this fantastic three bedroom bay fronted terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. A stones throw away from all the local amenities, bus routes, schools and major motorway links. With two spacious reception rooms, open plan kitchen and contemporary fitted bathroom, this property is the perfect home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, 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 openly on to a modern fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms, family bathroom and staircase to the attic conversion. Both bedrooms benefit from fitted wardrobe space. Externally there is an enclosed patio yard to the rear.

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

Holgate Street, Great Harwood, BB6 7JD

Offers In The Region Of £130,000

 **2**  **1**  **2**  **D**

- Immaculate Mid Terrace Property
 - Modern Fitted Kitchen
 - Enclosed Paved Rear Yard
 - EPC Rating D
- Three Bedrooms
 - Spacious Interiors Throughout
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Attic Conversion
 - Council Tax Band A

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

11'3 x 3'3 (3.43m x 0.99m)

Coving, dado, meter cupboard, original tiled flooring and hardwood single glazed door to hall.

Hall

11' x 3'3 (3.35m x 0.99m)

Central heating radiator, coving, corbel, dado, wood effect flooring, doors to two reception rooms and stairs to first floor.

Reception Room One

14'2 x 9'10 (4.32m x 3.00m)

UPVC double glazed bay window, central heating radiator, coving, meter cupboard, television point and integrated shelving.

Reception Room Two

14'4 x 13'8 (4.37m x 4.17m)

Central heating radiator, gas fire with granite effect hearth and surround, coving, smoke alarm, under stairs storage, wood effect flooring and open to kitchen.

Kitchen

10'10 x 10'6 (3.30m x 3.20m)

UPVC double glazed window, Velux window, central heating radiator, range of white wall and base units, granite effect surface, tiled splashback, stainless steel one and a half sink and drainer with high spout spring mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, space for washing machine and dryer, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

7'10 x 6'9 (2.39m x 2.06m)

Smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

13'8 x 12'4 (4.17m x 3.76m)

UPVC double glazed window, central heating radiator and door to walk-in wardrobe.

Walk-In Wardrobe

7'5 x 3'10 (2.26m x 1.17m)

Integrated shelving.

Bedroom Two

10'8 x 6'8 (3.25m x 2.03m)

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

Bathroom

8'3 x 6'9 (2.51m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, dual flush WC, panelled bath with mixer tap and rinse head, enclosed direct feed shower, wall mounted wash basin with waterfall mixer tap, tiled elevation, spotlights, extractor fan and tiled flooring.

Second Floor

Landing

7'3 x 2'5 (2.21m x 0.74m)

PVC panel elevation and open to attic room.

Attic Room

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

Velux window, electric heater, spotlights, smoke alarm, integrated storage and shelving.

External

Rear

Enclosed yard with patio.



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