



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		50	
(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

£159,950

AN OUTSTANDING MID TERRACED PROPERTY

Having been fully renovated throughout to the highest standard with immaculate presentation, spacious rooms and stylish interior, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Great Harwood. Having undergone a full transformation with no details missed, modern fixtures and fittings and open plan kitchen living space, this property is the perfect home for any small family or couple looking for a property ready to move straight into! 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 and spacious reception room boasts an impressive media wall and leads on to an inner hallway. The inner hallway guides you through to a second reception room and houses a staircase to the first floor. The second reception room leads openly on to a modern fitted kitchen. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear. The first floor comprises of doors on to two double bedrooms and a modern four piece bathroom suite. Externally, there is an enclosed beautifully presented yard to the rear with paving and a stone chip and hardwood border. To the front there is a paved courtyard.

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

Park Road, Great Harwood, BB6 7RW

£159,950



- Exquisite Mid Terrace Property
- Presented to Highest Standard Throughout
- Immaculate Yard to Rear
- EPC Rating E
- Two Bedrooms
- Modern Fitted Kitchen
- Tenure Leasehold
- Four Piece Bathroom Suite
- Open Plan Living
- Council Tax Band A

Ground Floor

Reception Room One

13'10 x 11'10 (4.22m x 3.61m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, media wall with integrated shelving and storage, television point, electric living flame fire, LED downlights, part wood effect laminate flooring and open to inner hall.

Inner Hall

2'11 x 2'7 (0.89m x 0.79m)

Spotlights, wood effect laminate flooring, oak door to reception room two and stairs to first floor.

Reception Room Two

13'10 x 13'3 (4.22m x 4.04m)

Central heating radiator, spotlights, integrated sound system, television point, integrated breakfast bar, under stairs storage, wood effect laminate flooring and open to kitchen.

Kitchen

12'4 x 6'8 (3.76m x 2.03m)

UPVC double glazed window, upright central heating radiator, range of matte wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, microwave and washing machine, spotlights, integrated sound system, smoke detector, wood effect laminate flooring and UPVC double glazed stable door to rear.

First Floor

Landing

6'9 x 6'3 (2.06m x 1.91m)

Smoke detector, spotlights, loft access, underfloor heating panel, doors to two bedrooms and bathroom.

Bedroom One

13'10 x 11'10 (4.22m x 3.61m)

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

Bedroom Two

13'3 x 7'0 (4.04m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

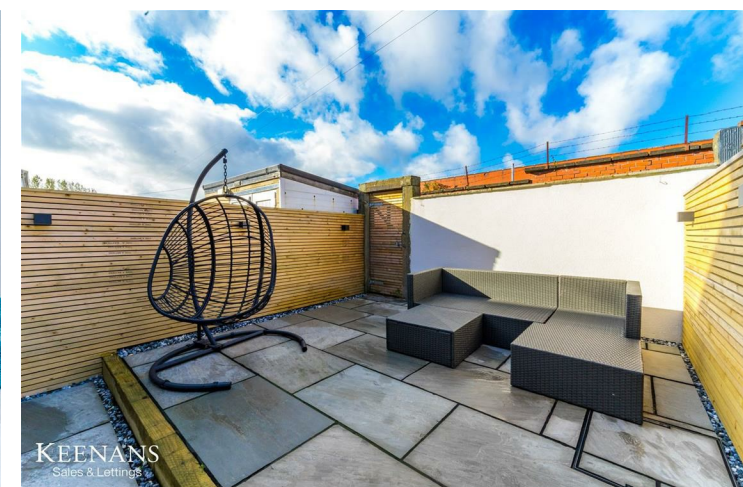
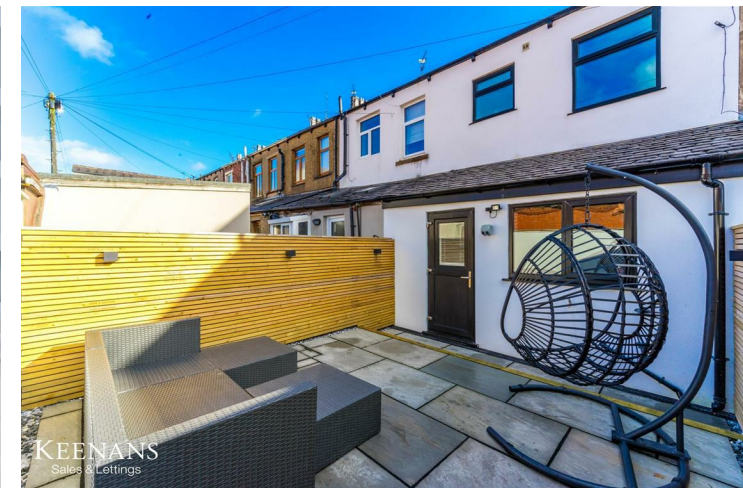
9'10 x 6'6 (3.00m x 1.98m)

UPVC double glazed frosted window, heated towel rail, freestanding bath with mixer tap, walk-in direct feed rainfall shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, LED Bluetooth mirror and tiled flooring with underfloor heating.

External

Rear

Enclosed yard with Yorkstone paving, oak borders, stone chip surrounding, lighting and external water tap.



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