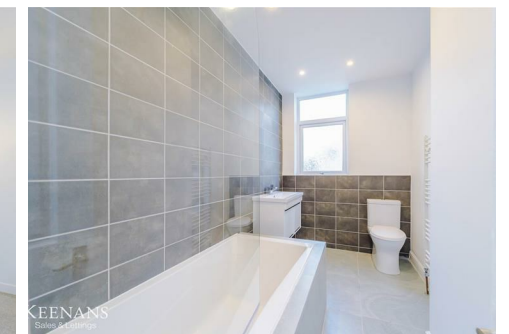




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 £130,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with modern fixtures and fittings and stylish interiors, this exceptional two double bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Great Harwood. With two living areas, fantastic kitchen extension and no chain delay, this property is the perfect home for any small family or first time buyer 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. Having undergone a full transformation with newly fitted carpets and being fully refurbished throughout, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an inner hallway which guides you through to a second reception room and houses a staircase to the first floor. The second reception room guides you through to a contemporary fitted kitchen. The first floor comprises of doors on to two double bedrooms and a modern fitted bathroom. Externally there is an enclosed yard to the rear with slate paving and double gate. To the front there is a garden with paving and stone chip areas.

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

Park Road, Great Harwood, BB6 7RW

Offers Over £130,000

 **2**  **1**  **2**  **C**

- Tenure Leasehold
 - On Street Parking
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Mid Terraced Property With Two Double Bedrooms
 - Viewing Essential
- EPC Rating C
 - Two Reception Rooms
 - Abundance Of Space

Ground Floor

Entrance

UPVC double glazed frostedff door to vestibule.

Vestibule

3'4 x 3'3 (1.02m x 0.99m)

Coving and oak single glazed door to reception room one.

Reception Room One

13'4 x 11'8 (4.06m x 3.56m)

UPVC double glazed window, central heating radiator, coving, integrated alcove storage, television point and open to inner hall.

Inner Hall

3' x 2'8 (0.91m x 0.81m)

Single glazed door to reception room two and stairs to first floor.

Reception Room Two

13'4 x 13' (4.06m x 3.96m)

Central heating radiator, spotlights, inset shelving, coving, two feature wall lights, under stairs storage and single glazed door to kitchen.

Kitchen

13'4 x 6'10 (4.06m x 2.08m)

UPVC double glazed window, upright central heating radiator, range of mixed wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, integrated Ideal boiler, spotlights, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

5'8 x 5'6 (1.73m x 1.68m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'4 x 11'8 (4.06m x 3.56m)

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

Bedroom Two

13' x 7'7 (3.96m x 2.31m)

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

Bathroom

10'4 x 5'6 (3.05m[1.22m x 1.68m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with direct feed rainfall shower, rinse head and mixer tap, tiled elevation, spotlights and tiled floor.

External



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