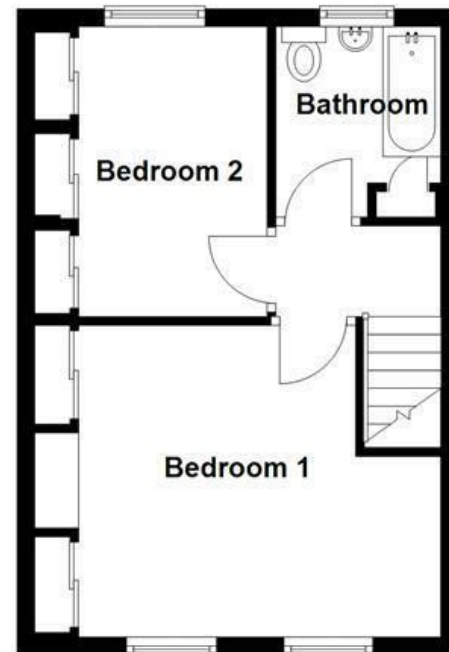



Ground Floor



First Floor



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		26	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Birtwistle Street, Great Harwood, BB6 7HN

£120,000

AN ENVIABLE MID TERRACED PROPERTY

Offering spacious rooms, neutral decoration and breathtaking views, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Great Harwood. With no chain delay, added conservatory and enviable garden space this fantastic property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links. Not being overlooked from the rear and benefitting from open plan kitchen living space and bursting with potential, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room provides open access on to a fitted kitchen diner which leads through to a conservatory. The first floor comprises of doors on to two generously sized bedrooms and a three piece bathroom. Externally there is an enclosed garden to the rear with paving, bedding and access to a super house. To the front there is a garden with bedding areas.

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

Birtwistle Street, Great Harwood, BB6 7HN

£120,000

 2  1  2  F

- Mid Terrace Property
 - Fitted Dining Kitchen
 - Spacious Rear Garden
 - EPC Rating F
- Two Bedrooms
 - Bursting with Potential
 - Tenure TBC
- Three Piece Bathroom Suite
 - Perfect First Home
 - Council Tax Band B

Ground Floor

Garden with paving and bedding areas.

Entrance Porch

5'8 x 2'9 (1.73m x 0.84m)
UPVC double glazed front door, UPVC double glazed windows, double glazed roof, tiled flooring and hardwood single glazed frosted door to hall.

Hall

3'6 x 2'10 (1.07m x 0.86m)
Coving, door to reception room and stairs to first floor.

Reception Room

12'8 x 12'0 (3.86m x 3.66m)
UPVC double glazed window, electric heater, coving, tiled fireplace, television point, integrated shelving and open to kitchen/dining area.

Kitchen/Dining Area

15'3 x 10'7 (4.65m x 3.23m)
UPVC double glazed window, electric heater, range of wall and base units with granite effect work surfaces, stainless steel sink and drainer with traditional taps, space for oven, integrated four ring electric hob, plumbing for washing machine, understairs storage, partial tiled effect lino flooring, hardwood single glazed stable door to rear and UPVC double glazed door to conservatory.

Conservatory

7'11 x 7'8 (2.41m x 2.34m)
UPVC double glazed windows, polycarbonate roof, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

5'11 x 2'7 (1.80m x 0.79m)
Electric heater, coving, loft hatch, doors to two bedrooms and bathroom.

Bedroom One

15'3 x 11'7 (4.65m x 3.53m)
Two UPVC double glazed windows and fitted wardrobes.

Bedroom Two

10'7 x 9'0 (3.23m x 2.74m)
UPVC double glazed window and fitted wardrobes.

Bathroom

7'8 x 5'11 (2.34m x 1.80m)
UPVC double glazed frosted window, electric heater, low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower, integrated line cupboard and tiled effect lino flooring.

External

Rear

Tiered garden with paving and bedding areas.

Front

Tel: 01254389384



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