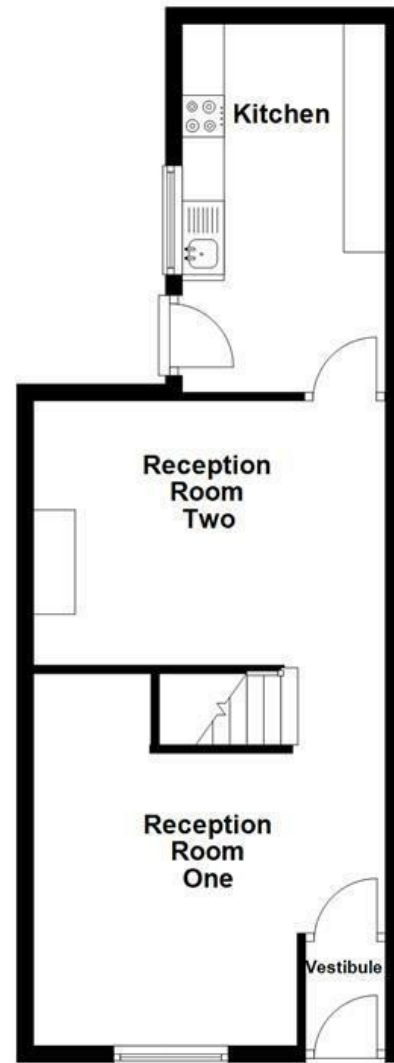
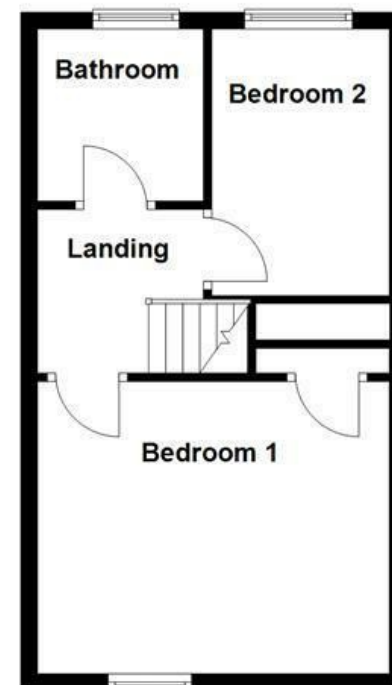


Ground Floor



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		
Not energy efficient - higher running costs		
	52	72
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.

Spring Avenue, Great Harwood, BB6 7RG

£129,950

STUNNING TWO BEDROOM MID TERRACE PROPERTY

Situated on Spring Avenue in Great Harwood, this delightful two bedroom house presents an excellent opportunity for first time buyers seeking a comfortable and modern living space. The property boasts a contemporary kitchen, designed to meet the needs of today's lifestyle, making it perfect for those who enjoy cooking and entertaining.

The spacious layout of the house ensures that every room feels inviting and airy, providing ample space for relaxation and personalisation. The well proportioned bedrooms offer a peaceful retreat, ideal for unwinding after a long day.

Situated in a great location, this home benefits from the convenience of local amenities, parks, and transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility.

This property is not just a house; it is a place where memories can be made and cherished. With its modern features and welcoming atmosphere, it is a perfect match for anyone looking to step onto the property ladder. Don't miss the chance to make this lovely house your new home.

Spring Avenue, Great Harwood, BB6 7RG

£129,950

 **2**  **1**  **2**  **E**

- Tenure Leasehold
 - On Street Parking
 - Two Spacious Reception Rooms
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Contemporary Fitted Kitchen
- EPC Rating E
 - Ideal First Time Buy
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood door to vestibule.

Vestibule

4'2 x 3'2 (1.27m x 0.97m)

Coving, wood effect flooring and hard wood frosted door to reception room one.

Reception Room One

13'10 x 11'6 (4.22m x 3.51m)

UPVC double glazed window, two central heating radiators, pendant lighting, under stairs storage, open access to reception room two.

Reception Room Two

13'11 x 13'6 (4.24m x 4.11m)

UPVC double glazed window, central heating radiator, coving, gas fire with decorative surround, television point, pendant lighting, stairs to first floor and hard wood frosted door to kitchen.

Kitchen

14' x 6'8 (4.27m x 2.03m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect work tops, composite sink and drainer with spring neck mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

8' x 6'7 (2.44m x 2.01m)

Smoke alarm, loft access, doors to two bedrooms and bathroom.

Bedroom One

13'10 x 11'7 (4.22m x 3.53m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

13'9 x 6'10 (4.19m x 2.08m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

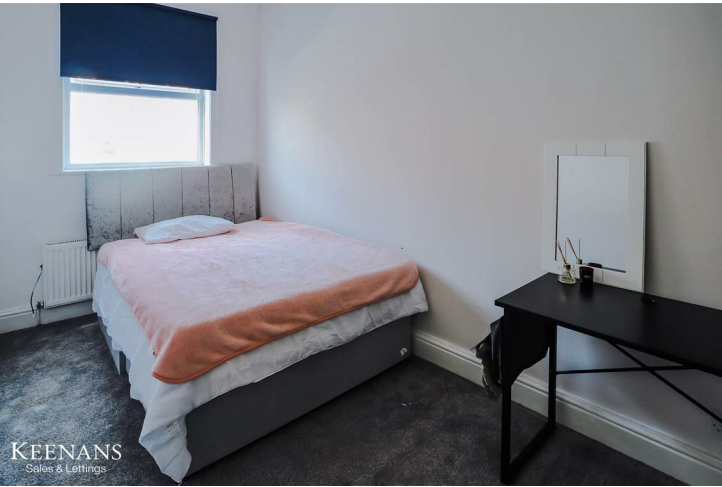
8'6 x 6'6 (2.59m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with over head electric feed shower and mixer tap, tiled elevation, PVC to ceiling, spotlights and wood effect flooring.

External

Rear

Enclosed paved rear yard space.



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