



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	84
(81-91) B		
(69-80) C		
(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		

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George Street, Great Harwood, BB6 7JF

£125,000

CHARMING TWO BEDROOM TERRACE PROPERTY IN AN ENVIABLE LOCATION

This stunning terraced home presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will be greeted by a large living space that offers ample room for relaxation and entertaining. The cosy lounge provides a warm atmosphere, perfect for unwinding after a long day or hosting friends and family. The added utility room enhances the practicality of the home, providing extra storage and convenience for your daily needs.

Step outside to discover a rear yard, a lovely outdoor space that can be transformed into a charming garden or a private area for al fresco dining. This outdoor retreat is perfect for enjoying the fresh air and sunshine, making it an ideal spot for both relaxation and recreation.

Located in a friendly neighbourhood, this property is within easy reach of local amenities, schools, and parks, ensuring that all your needs are met. With its combination of comfort, practicality, and a welcoming community, this terraced house on George Street is a wonderful place to call home. Don't miss the chance to make it yours.

George Street, Great Harwood, BB6 7JF
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 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Ideal First Time Buy
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating D
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Enclosed Rear Yard Space

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
3'10 x 3'2 (1.17m x 0.97m)
Coving, Terrazzo flooring and doorway to hall.

Hall
9'10 x 3'2 (3.00m x 0.97m)
Coving, central heating radiator, stairs to first floor and door to reception room two/dining room.

Reception Room Two/Dining Room
14' x 13'10 (4.27m x 4.22m)
UPVC double glazed leaded window, central heating radiator, coving, picture rail, gas fire with decorative surround, open access to reception room one and under stairs storage, door to kitchen and solid wood flooring.

Reception Room One
12' x 10'4 (3.66m x 3.15m)
UPVC double glazed window, central heating radiator, coving, picture rail, log burner with brick surround, fitted shelving, television point and solid wood flooring.

Kitchen
11'10 x 6'5 (3.61m x 1.96m)
UPVC double glazed leaded window, central heating radiator, range of wall and base units, laminate work top, composite one and a half sink and drainer with mixer tap, space for freestanding oven, tiled splash back, extractor hood, space for fridge freezer, loft access, tiled floor, UPVC double glazed leaded door to rear and door to utility.

Utility
7' x 6'3 (2.13m x 1.91m)
UPVC double glazed window, central heating radiator, plumbed for washing machine, dryer, tiled floor, PVC elevation and to ceiling and tiled floor.

First Floor

Landing
2'8 x 2'6 (0.81m x 0.76m)
Loft access and doors to two bedrooms.

Bedroom One
14'5 x 11'11 (4.39m x 3.63m)
UPVC double glazed leaded window, central heating radiator and door to Jack and Jill bathroom.

Jack And Jill Bathroom
11' x 5'11 (3.35m x 1.80m)
Central heating towel rail, low flush WC, pedestal wash basin, panel bath with direct feed rainfall shower and rinse head, tiled elevation, PVC to ceiling, spotlights, tiled effect laminate and door to bedroom two.

Bedroom Two
13'7 x 12'6 (4.14m x 3.81m)
UPVC double glazed leaded window, central heating radiator, fitted storage and door leading to Jack and Jill bathroom.

External
Rear
Enclosed yard with gate to shared access road And storage shed.

