



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 Avenue, Great Harwood, BB6 7RP

£135,000

SPACIOUS THREE BEDROOM MID TERRACE PROPERTY

Located on the charming Park Avenue in Great Harwood, Blackburn, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms that are open plan, creating an inviting atmosphere ideal for both relaxation and entertaining. The large kitchen diner is a standout feature, providing ample space for family meals and gatherings.

The house is complemented by both front and rear yards, offering outdoor space for gardening or enjoying the fresh air. Its prime location ensures that you are just a stone's throw away from essential amenities, making daily life both easy and enjoyable.

This property is perfect for families or professionals seeking a welcoming home in a vibrant community. With its generous living spaces and proximity to local conveniences, this mid-terrace house is a wonderful opportunity not to be missed.

Park Avenue, Great Harwood, BB6 7RP

£135,000

 3  1  2  D

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Modern Shower Room
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band; A

Ground Floor

Vestibule

4' x 3'1 (1.22m x 0.94m)

UPVC double glazed frosted entrance door, coving, part tiled elevation and door to hall.

Hall

11'4 x 3'3 (3.45m x 0.99m)

Central heating radiator, coving, wood effect laminate flooring, stairs to first floor and door to reception room.

Reception Room One

11'10 x 11'7 (3.61m x 3.53m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire, marble effect hearth and surround, wood effect laminate flooring and door to reception room two.

Reception Room Two

14'6 x 12'3 (4.42m x 3.73m)

Central heating radiator, coving, gas fire, marble hearth and surround, wood mantle, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

20'11 x 6'5 (6.38m x 1.96m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, wood effect wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated Bosch double oven in high rise unit, four burner gas hob, plumbing for washing machine, integrated fridge freezer, under stairs storage, wood clad ceiling, part tiled elevation, lino flooring and UPVC double glazed door to rear.

First Floor

Landing

18'2 x 5'2 (5.54m x 1.57m)

Loft access, smoke alarm, coving and doors to three bedrooms and shower room.

Bedroom One

14'1 x 9'9 (4.29m x 2.97m)

UPVC double glazed window, central heating radiators and fitted wardrobes.

Bedroom Two

12' x 8'2 (3.66m x 2.49m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'2 x 5'7 (2.49m x 1.70m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Shower Room

6'6 x 5'2 (1.98m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in enclosure, part tiled elevation and lino flooring.

External

Front

Paving and stone chips.

Rear

Enclosed yard, artificial lawn, paving, bedding areas and gated access to rear.



Tel: 01254389384

www.keenans-estateagents.co.uk