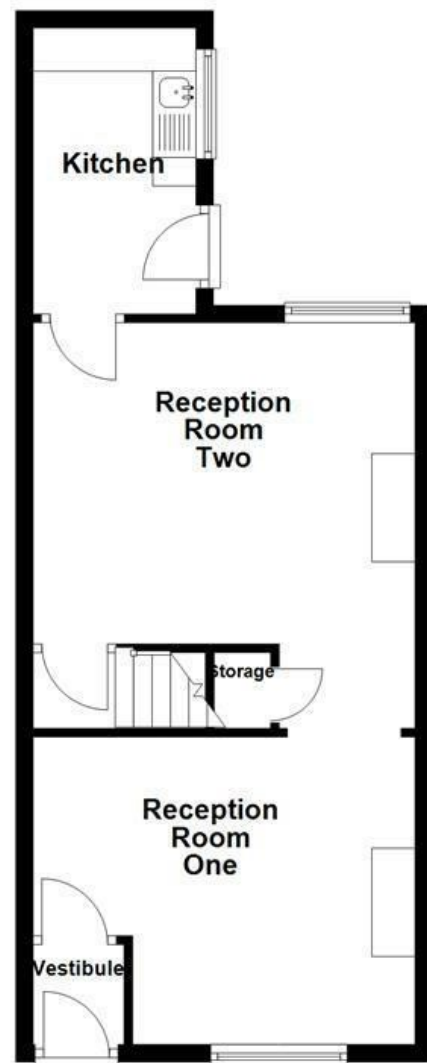
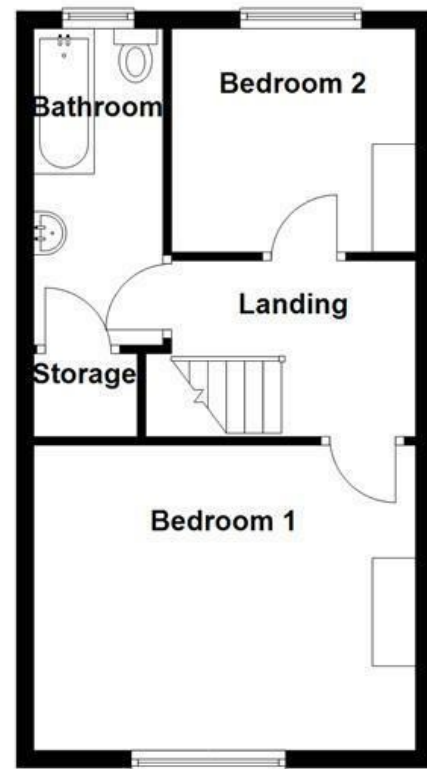


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		85
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Clayton Street, Great Harwood, BB6 7AH

£65,000

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located in the sought after location of Great Harwood, Blackburn, this mid-terrace house on Clayton Street presents an excellent opportunity for both first-time buyers and families alike. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom is well-appointed, ensuring convenience for everyday living.

One of the standout features of this home is the large kitchen, which offers plenty of room for culinary creativity and family gatherings. The two spacious reception rooms are designed in an open-plan style, creating a warm and inviting atmosphere perfect for entertaining guests or enjoying quiet evenings in.

Additionally, the property includes a rear yard, which can serve as a lovely outdoor space for children to play or for hosting summer barbecues. With a bit of imagination and personal touch, this home holds a lot of potential to become your dream residence.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. Do not miss the chance to view this promising home that combines comfort, space, and potential in one attractive package.

Clayton Street, Great Harwood, BB6 7AH

£65,000

 2  1  2  C

- Tenure Leasehold
 - On Street Parking
 - Two Spacious Reception Rooms
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Ideal First Time Buy Or Investment Opportunity
 - Enclosed Rear Yard
- EPC Rating C
 - Bursting With Potential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC partial frosted door to vestibule.

Vestibule

3'10 x 3'5 (1.17m x 1.04m)

Door to reception room one.

Reception Room One

14'6 x 11'9 (4.42m x 3.58m)

UPVC double glazed window, two central heating radiators and open to reception room two.

Reception Room Two

14'5 x 12'3 (4.39m x 3.73m)

UPVC double glazed window, central heating radiator, stairs to first floor, under stairs storage and door to kitchen.

Kitchen

10'10 x 6'2 (3.30m x 1.88m)

UPVC double glazed window, central heating radiator, panel wall and base units, laminate work top, access to boiler, stainless steel sink and drainer with mixer tap, plumbing for washing machine, part tiled elevation, loft access and UPVC frosted door to rear.

First Floor

Landing

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

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'7 x 11'11 (4.45m x 3.63m)

UPVC double glazed window and central heating radiator,

Bedroom Two

9'6 x 9'1 (2.90m x 2.77m)

UPVC double glazed window and central heating radiator.

Bathroom

11'9 x 4'10 (3.58m x 1.47m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin wood panel bath, overhead direct feed shower, part tiled elevation, lino flooring, extractor fan and storage.

External

Rear

Enclosed paved yard.



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