



## Clayton Street, Great Harwood, BB6 7AH

### Offers Over £100,000

#### ENVIABLE TWO BEDROOM END TERRACE PROPETRY

Located on Clayton Street in the charming town of Great Harwood, Blackburn, this delightful two-bedroom end terrace property offers a perfect blend of comfort and convenience. With its spacious layout, this home features two generous living areas, providing ample space for relaxation and entertaining.

The contemporary kitchen is well-equipped, making it an ideal space for culinary enthusiasts, while the family bathroom is designed with modern fixtures to cater to your daily needs. Both bedrooms are double in size, ensuring a restful retreat at the end of the day.

One of the standout features of this property is the large rear yard, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, hosting summer barbecues, or simply unwinding in the fresh air.

Situated in a great town location, this home is conveniently close to a variety of amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike.

This property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to make it your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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 2  1  2  D

- End Terraced Property
- Three Piece Bathroom
- Presented To A High Standard
- EPC Rating D
- Two Bedrooms
- On Street Parking
- Tenure Leasehold
- Modern Kitchen
- Enclosed Rear Yard
- Council Tax Band A

### Entrance

UPVC door to vestibule.

### Vestibule

3'8 x 13'5 (1.12m x 4.09m)

Coving, door to reception room one.

### Reception Room One

13'8 x 13'5 (4.17m x 4.09m)

UPVC double glazed window, central heating radiator, coving, door to stairs, first floor and reception room two.

### Reception Room Two

13'7 x 9'11 (4.14m x 3.02m)

UPVC double glazed window, centra heating radiator, electric fire, coving, under stairs storage, wood effect lino, door to kitchen.

### Kitchen

11'1 x 6'4 (3.38m x 1.93m)

UPVC double glazed window, gloss wall and base units, laminate surfaces, stainless steal sink and drainer with mixer tap, space for fridge freezer, four ring hob and oven, extractor hood, extractor fan, plumbing for washing machine, part marble tile elevation, wood effect lino, UPVC double glazed door to rear.

### First Floor

### Landing

5'9 x 5'4 (1.75m x 1.63m)

Loft access, doors to two bedrooms and bathroom.

### Bedroom One

14 x 13'2 (4.27m x 4.01m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

10 x 7'9 (3.05m x 2.36m)

UPVC double glazed window, central heating radiator, storage.

### Bathroom

7'6 x 5'3 (2.29m x 1.60m)

UPVC frosted window, central heating radiator, duel flush wc, panelled traditional wash basin, panelled bath, part tiled elevation, tile effect lino, storage.

### External

### Rear

Enclosed yard, stone paving, stone chippings.



Tel: 01254389384

www.keenans-estateagents.co.uk