



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Blackburn Road, Great Harwood, BB6 7DZ

Offers In The Region Of £85,000

A FANTASTIC TWO BEDROOM MID TERRACED PROPERTY

Situated within the heart of Great Harwood stands this generously sized two bedroom mid terraced property which is being proudly welcomed to the market! Benefitting from spacious rooms, two double bedrooms and fantastic open plan living area, this beautifully presented property is the perfect first time home or rental investment not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as, network links to Blackburn, Clitheroe and Accrington.

The property comprises briefly; a welcoming entrance vestibule provides access through to an open plan living area. The living area then leads on to a kitchen and open staircase to the first floor. The first floor leads on to two double bedrooms and a three-piece bathroom suite. Externally there is a yard to the rear.

For further information or to arrange a viewing please contact our Accrington team at your earliest convenience.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  1  D

- EPC Rated D
 - Nearby Schools
 - Well Located
- Council Tax Band A
 - On Road Parking
 - Spacious Rooms
- Leasehold Property
 - Nearby Public Transport Routes
 - Open Plan Living

Ground Floor

Vestibule
4'01 x 3'08 (1.24m x 1.12m)
Metre cupboard, wood effect floor, door to reception room.

Reception Room
27'08 x 13'10 (8.43m x 4.22m)
Two UPVC double glazed windows, central heating radiator, picture rail, television point, gas fire with granite effect hearth and surround, door to kitchen.

Kitchen
12'05 x 7'11 (3.78m x 2.41m)
Two UPVC double glazed windows, central heating radiator, range of cream wall and base units, granite effect surfaces, tiled back splash, composite sink with drainer and mixer taps, double main feed electric oven with four ring gas hob, space for fridge/freezer, wood effect floor, UPVC double glazed door to rear.

First Floor

Landing
7'01 x 6'02 (2.16m x 1.88m)
Doors to two bedrooms and bathroom.

Bedroom One
13'09 x 10'03 (4.19m x 3.12m)
UPVC double glazed window, central heating radiator, over the stairs storage.

Bedroom Two
14'00 x 7'04 (4.27m x 2.24m)
UPVC double glazed window, central heating radiator, loft access.

Bathroom
9'07 x 5'04 (2.92m x 1.63m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, panel bath with electric feed shower, part tiled elevations, integrated linen cupboard, wood effect floor.

