



**Lomax Street, Great Harwood, Blackburn**

**Offers Over £64,995**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom terrace property located in the desirable area of Great Harwood. Ideal for first-time buyers, this home offers a wonderful opportunity to purchase a home in a conveniently located neighbourhood with excellent travel links and a range of amenities nearby.

Internally upon entering the property, you're greeted with a welcoming hallway that provides access to the staircase and lounge. The lounge is generously sized, and comprises of a front facing window and access to the kitchen. Moving through to the 'L' shaped kitchen, you'll find ample worktops and room for freestanding appliances. The kitchen also provides external access to the yard, perfect for outdoor dining and relaxation. Additionally, under stair storage can be found in this room.

Heading up to the second floor, you will find two well-appointed bedrooms. The master bedroom is a comfortable double, whilst the second would make the ideal nursery or home office. The property also benefits from a three-piece family bathroom, with an over the bath shower.

Externally, the property has plenty of space for on-road parking, allowing easy access for residents and visitors alike. To the rear, there is a shared communal yard, providing a pleasant outdoor space to enjoy with neighbours and friends.

In summary, this two-bedroom terrace property in Great Harwood offers an excellent opportunity for first-time buyers to secure a centrally located home. Contact Ben Rose Estate Agents today to arrange a viewing today.









BEN  ROSE

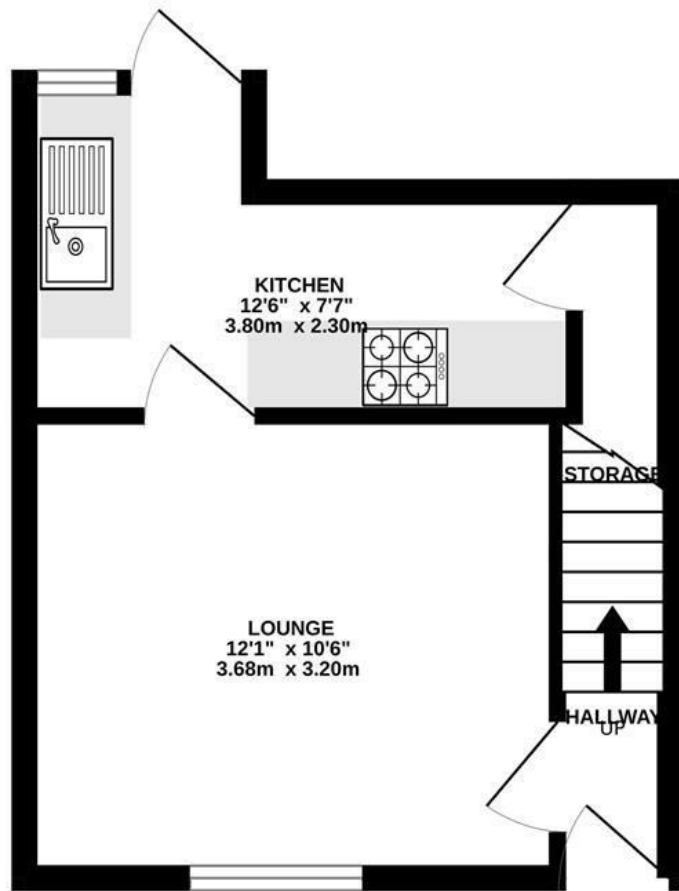


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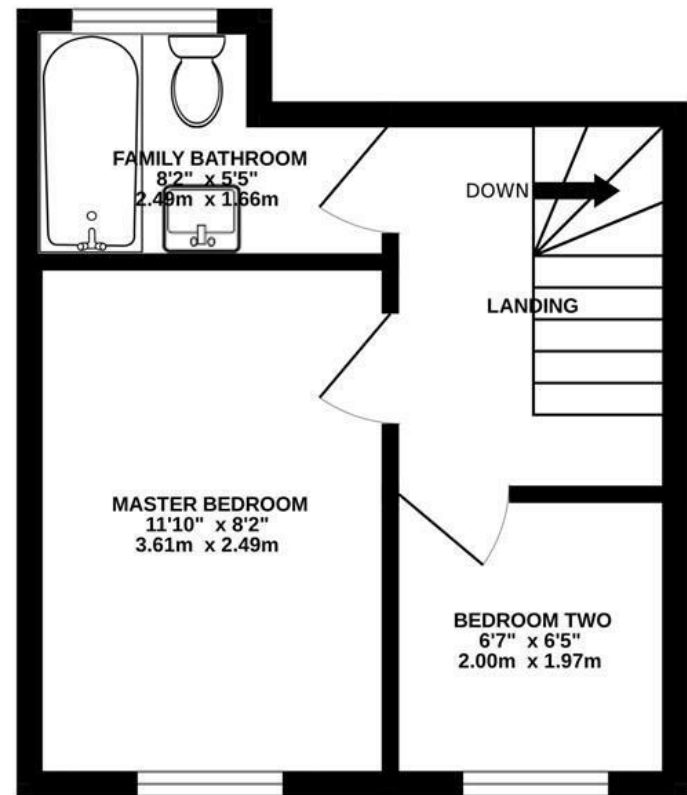




GROUND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



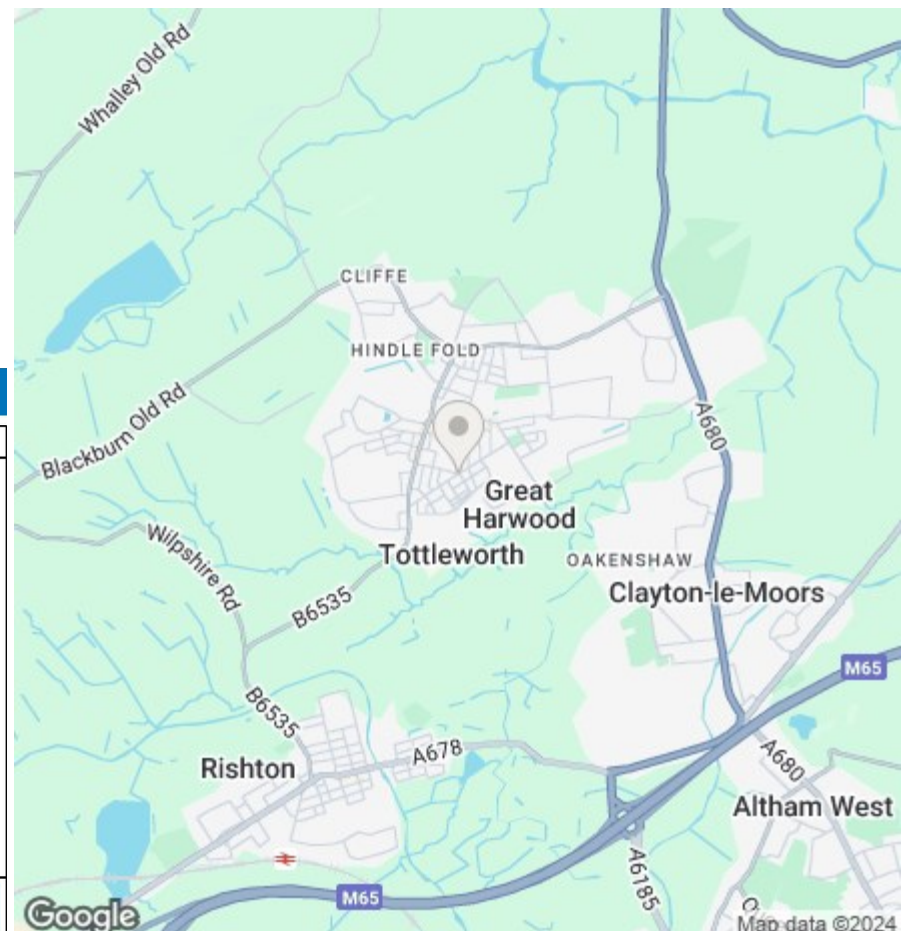
1ST FLOOR  
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	