



**Lomax Street, Great Harwood, Blackburn**

**Offers Over £64,995**

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom terrace property in Great Harwood. Ideal for first-time buyers, this conveniently located home offers a charming living space and is surrounded by a host of amenities. With excellent travel links, residents can easily access nearby towns and cities, making it a perfect choice for those who value convenience and accessibility.

As you step into the property, you are greeted by a spacious lounge that features a staircase and convenient under stair storage. Natural light pours in through the front-facing window, creating a bright and inviting atmosphere. Moving through, you'll find the kitchen with ample worktops and enough room to accommodate freestanding appliances. The kitchen seamlessly leads to a private yard, providing a cozy outdoor space for relaxation or entertaining guests.

Venturing upstairs to the second floor, you will discover two bedrooms that offer comfortable living spaces. The master bedroom spans the width of the home, providing ample room for relaxation. Adjacent to the bedrooms, a three-piece family bathroom ensures convenience and comfort for all residents.

Externally, to the front of the home you'll find ample space for on road parking. Additionally, there is a shared communal yard to the rear., with access found via the kitchen.

In summary, this two-bedroom terrace property in Great Harwood offers an ideal opportunity for first-time buyers. With its central location, excellent travel links, and close proximity to a range of amenities, it combines convenience and comfort seamlessly. Contact Ben Rose Estate Agents to arrange your viewing today.





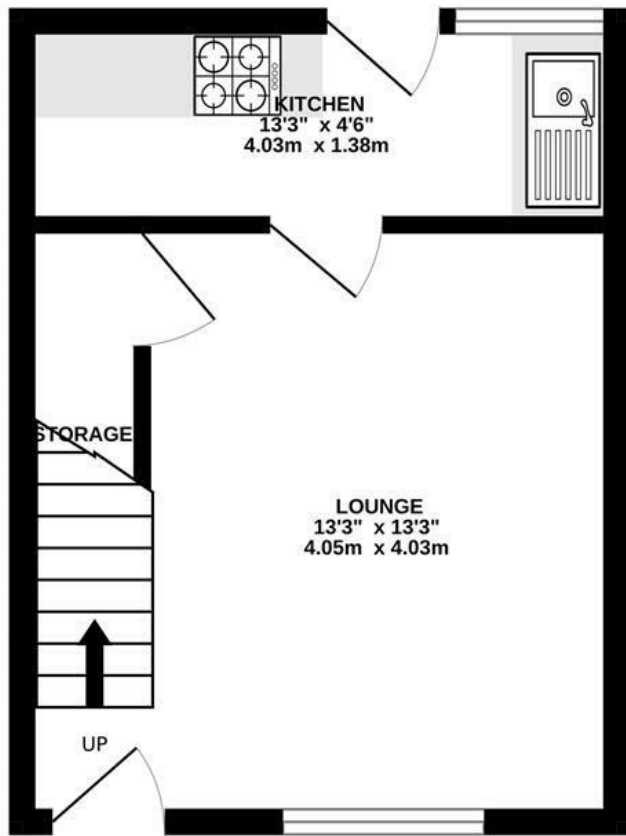




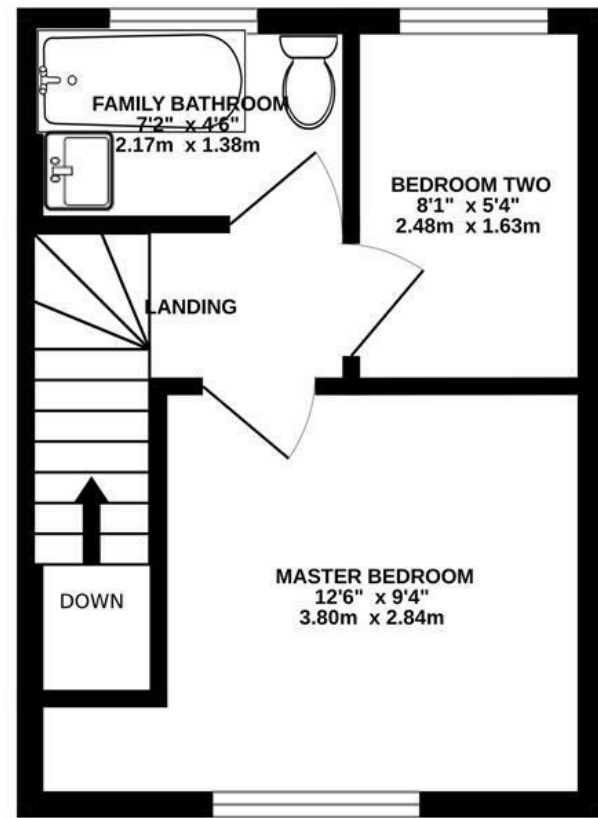




GROUND FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



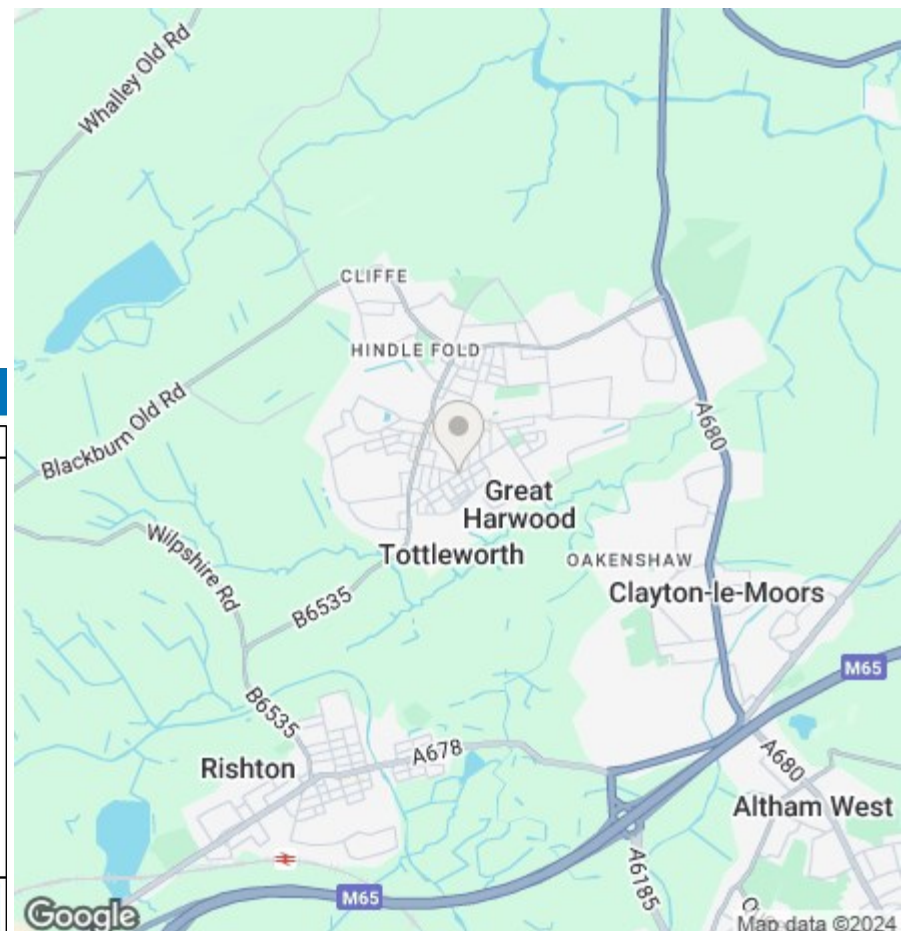
1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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### 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	