



**Blackburn Road, Great Harwood, Blackburn**

**Offers Over £64,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom end terraced property. Situated close to local amenities, this home offers convenience and comfort for families and professionals alike. Its prime location provides ideal travel links, including local bus routes and easy access to the M65 motorway, making commutes and travel a breeze.

As you enter the home, you are greeted by a large open plan reception/lounge room, which boasts two windows that fill the space with natural light. This spacious area seamlessly leads into the kitchen, where you'll find built-in storage and a hob, along with ample space for other appliances. The open plan design creates a welcoming and functional living space perfect for everyday life and entertaining.

Moving upstairs to the first floor, you'll find two well-proportioned bedrooms. The master bedroom features a large window, providing a bright and airy atmosphere. The second bedroom also includes a window, making it a versatile space suitable for a guest room or home office. Completing the first floor is a three-piece family bathroom.

Externally, the property fronts onto the main road and has a shared yard to the rear, providing a private outdoor space for relaxation. While there is no dedicated driveway, ample street parking is available.

In summary, this delightful two-bedroom end terraced property offers a perfect blend of modern living and convenient location, making it an ideal home for those looking to enjoy all the amenities and travel links this area has to offer.









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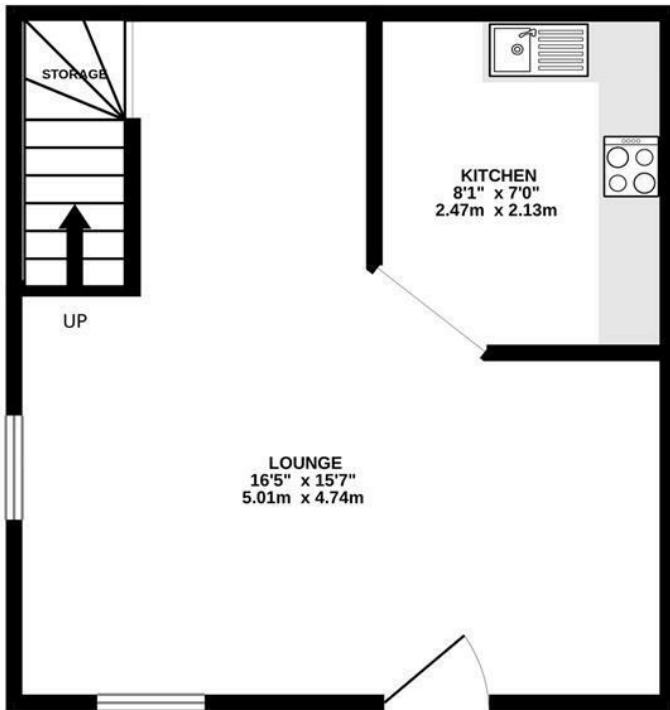


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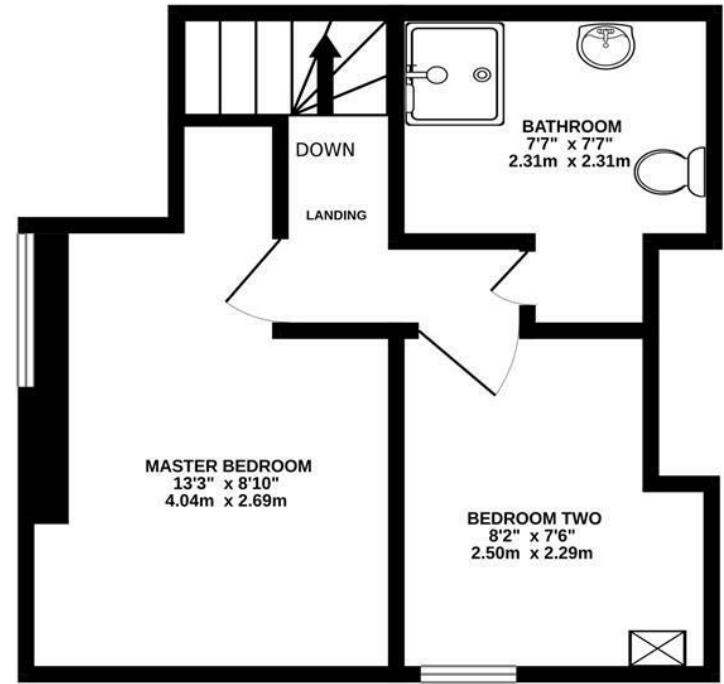




**GROUND FLOOR**  
256 sq.ft. (23.8 sq.m.) approx.



**1ST FLOOR**  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	

