



# PROCTORS

ESTATE AGENTS

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**27 St. Cecilia Street, Great Harwood, BB6 7BS**

**"Offers Over" £140,000**

Internal inspection is highly recommended to fully appreciate this very deceptive garden fronted mid terrace house near St. Huberts Church, close to the centre of Great Harwood. The property has undergone a full refurbishment programme and provides excellent family sized living accommodation. There are two reception rooms, a new fully fitted kitchen, three bedrooms and new three-piece shower room. It is tastefully decorated throughout. It has gas central heating & PVC double glazing. There is a large rear garden with vehicular access to the rear.



## 27 St. Cecilia Street, Great Harwood, BB6 7BS

### TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### VESTIBULE

#### ENTRANCE HALL

Radiator

#### SITTING ROOM

12' 11" x 10' 2" (3.94m x 3.1m) Radiator, PVC double glazed window

#### LIVING ROOM

14' 1" x 13' 8" (4.29m x 4.17m) Radiator, PVC double glazed window

#### NEW FULLY FITTED KITCHEN

10' 8" x 6' (3.25m x 1.83m) Wall & floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, gas fired central heating unit, PVC double glazed window, radiator

#### STAIRS TO FIRST FLOOR

#### LANDING

#### BEDROOM ONE

13' 9" x 8' 6" (4.19m x 2.59m) Radiator, PVC double glazed window

#### BEDROOM TWO

10' 5" x 10' (3.18m x 3.05m) Radiator, PVC double glazed window

#### BEDROOM THREE

10' 10" x 6' (3.3m x 1.83m) Radiator, PVC double glazed window

#### THREE-PIECE SHOWER ROOM

Walk in shower, wash basin, WC, chrome radiator, mirrored cabinet

#### OUTSIDE

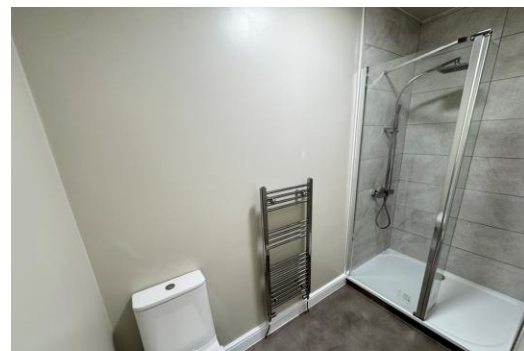
Long rear garden, vehicular access from rear

#### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

#### COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



Proctors Blackburn

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