



## Spring Avenue, Great Harwood, BB6 7RG

£125,000

TWO BEDROOM MID TERRACE PROPERTY IN A DESIRABLE LOCATION

Welcome to Spring Avenue in Great Harwood, Blackburn, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Spanning an impressive 883 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The home features two well-proportioned double bedrooms, ensuring comfort and privacy for all occupants. The family bathroom is conveniently located, catering to the needs of modern living. The heart of the home is undoubtedly the modern fitted kitchen, which is both stylish and functional, perfect for culinary enthusiasts. Outside, the property offers a quaint rear yard, complete with an outdoor store, ideal for gardening tools or additional storage. This outdoor space provides a lovely area for enjoying the fresh air or hosting small gatherings.

Situated in a desirable location, this property is surrounded by local amenities, parks, and excellent transport links, making it an attractive choice for those seeking a vibrant community atmosphere. With its appealing features and prime location, this home is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this terraced house on Spring Avenue is sure to meet your needs.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

**Entrance Vestibule**  
4'3 x 3'2 (1.30m x 0.97m)

**Reception Room One**  
14' x 11'4 (4.27m x 3.45m)

**Reception Room Two**  
14' x 13'3 (4.27m x 4.04m)

**Kitchen**  
14'8 x 7' (4.47m x 2.13m)

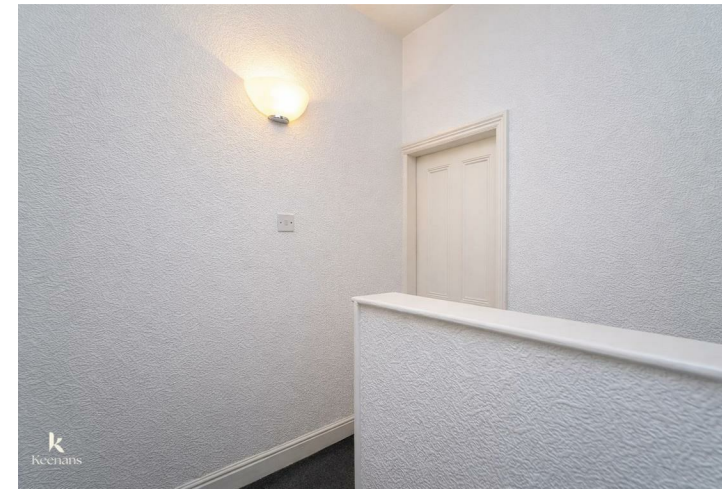
## First Floor

**Landing**  
9'1 x 6'7 (2.77m x 2.01m)

**Bedroom One**  
14' x 11'2 (4.27m x 3.40m)

**Bedroom Two**  
13'4 x 6'9 (4.06m x 2.06m)

**Bathroom**  
9'9 x 7'2 (2.97m x 2.18m)



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