



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Harwood Road, Rishton, BB1 4DH

£109,950

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located in the heart of Rishton, on the charming Harwood Road, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Boasting two generously sized bedrooms, this property offers ample space for comfortable living. The two well-proportioned reception rooms provide a welcoming atmosphere, perfect for entertaining guests or enjoying quiet family evenings.

The family bathroom is conveniently located, and the spacious kitchen is a highlight, offering plenty of room for culinary creativity and family gatherings. The property is sold with no chain delay, ensuring a smooth and efficient purchasing process.

Situated in a prime location, this home is surrounded by local amenities, making it an ideal choice for those who appreciate the convenience of town centre living. With its great potential, this property invites you to add your personal touch and transform it into your dream home. Whether you are looking to settle down or seeking a promising investment, this house on Harwood Road is not to be missed.

Harwood Road, Rishton, BB1 4DH

£109,950



- Tenure Leasehold
- On Street Parking
- Bursting With Potential
- Close Proximity To Local Amenities
- Council Tax Band A
- Blank Canvas
- Two Spacious Reception Rooms
- EPC Rating D
- Ideal Investment Opportunity
- Easy Access To Major Network Links

Ground Floor

Entrance

Hardwood door to vestibule.

Vestibule

4'6 x 3'3 (1.37m x 0.99m)

Coving, tiled floor and door to hall.

Hall

10'5 x 3'3 (3.18m x 0.99m)

Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

12'3 x 9'9 (3.73m x 2.97m)

UPVC double glazed window, central heating radiator, cornice coving and gas fire with marble effect surround.

Reception Room Two

13'6 x 12'9 (4.11m x 3.89m)

UPVC double glazed window, central heating radiator, coving, electric fire with surround, under stairs storage and door to kitchen.

Kitchen

12'9 x 6'9 (3.89m x 2.06m)

UPVC double glazed window, central heating radiator, panel wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, oven, four ring electric hob, tiled splash back, extractor hood, space for fridge freezer, plumbing for washing machine, part tiled elevation, spotlights, wood effect lino flooring and hard wood frosted door to rear.

First Floor

Landing

6'6 x 6'5 (1.98m x 1.96m)

Central heating radiator, smoke alarm, loft access, doors to two bedrooms and bathroom.

Bedroom One

13'5 x 12'3 (4.09m x 3.73m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

12'10 x 6'9 (3.91m x 2.06m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

10'4 x 6'5 (3.15m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, enclosed electric feed shower, storage, coving and lino flooring.

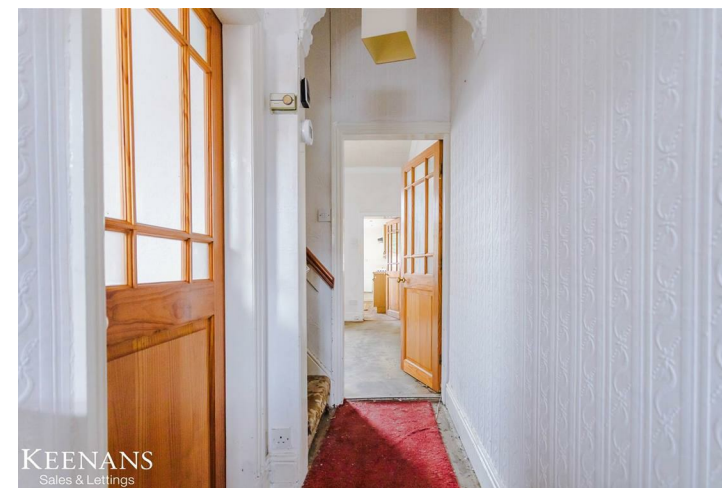
External

Front

Enclosed paved courtyard, bedding and stone chipped areas.

Rear

Enclosed paved yard with outhouse.



Tel: 01254389384

www.keenans-estateagents.co.uk