



5 Bridge Street

Great Harwood, Blackburn

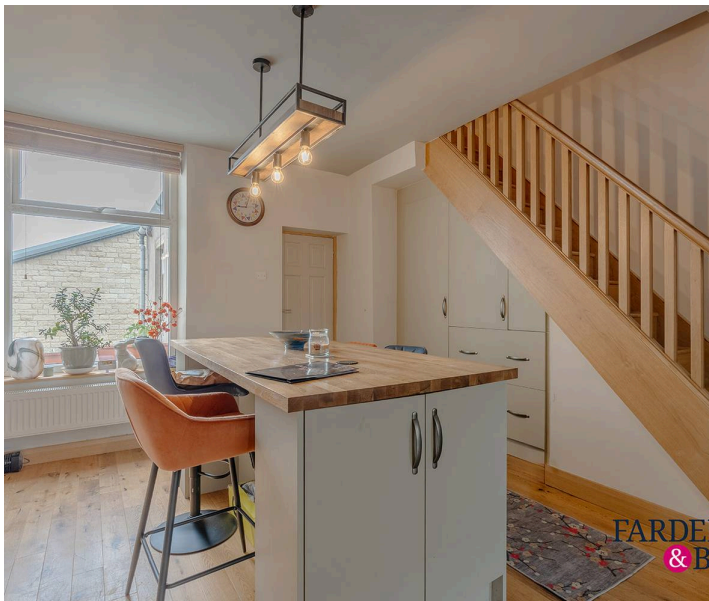
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Bedrooms Plus Converted Loft Space
- Open Plan Living
- Council Tax Band A - Leasehold Tenure
- Immaculate Condition
- Great Harwood Location
- EPC: TBC
- Ideal First Home
- Potential Buy-to-let



Ground Floor

Entering the property, you are welcomed into a bright and spacious open plan living and dining area which creates a fantastic social space for everyday living and entertaining. The living room benefits from a feature multi fuel stove, wood flooring and a large front facing window allowing plenty of natural light to flow through the home. The dining area sits centrally within the property and offers ample space for family dining, with useful built-in storage positioned beneath the staircase. To the rear, the modern fitted kitchen features a range of navy shaker style wall and base units, contrasting worktops, tiled splashbacks and integrated cooking appliances. A rear access door leads directly out to the enclosed yard.

First Floor

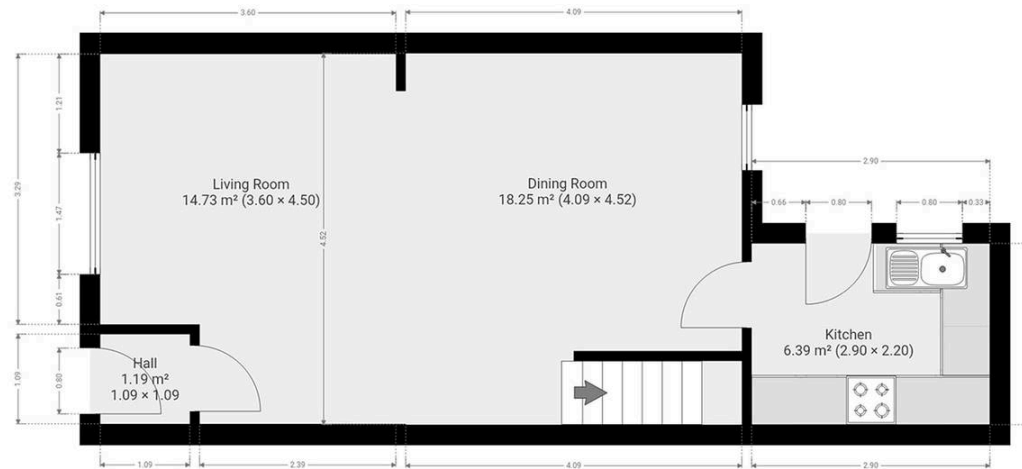
The first floor landing provides access to two bedrooms and the house bathroom. The principal bedroom is a generous double room positioned to the front of the property, complete with fitted wardrobes and large windows creating a bright and airy feel. The second bedroom offers a versatile space which would work well as a child's bedroom, guest room or home office. The bathroom is fitted with a three piece suite comprising a panel bath with shower over, wash basin and WC. Stairs rise from the landing to the converted loft space.





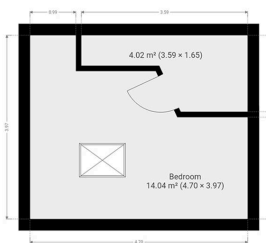
External

To the rear of the property is an enclosed low maintenance yard which provides space for outdoor seating and entertaining. On street parking is available to the front of the property.



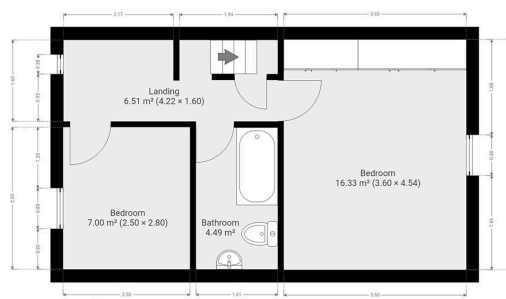
Total Property Area: approx - 92.94 Sq Meters (1,000.4 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



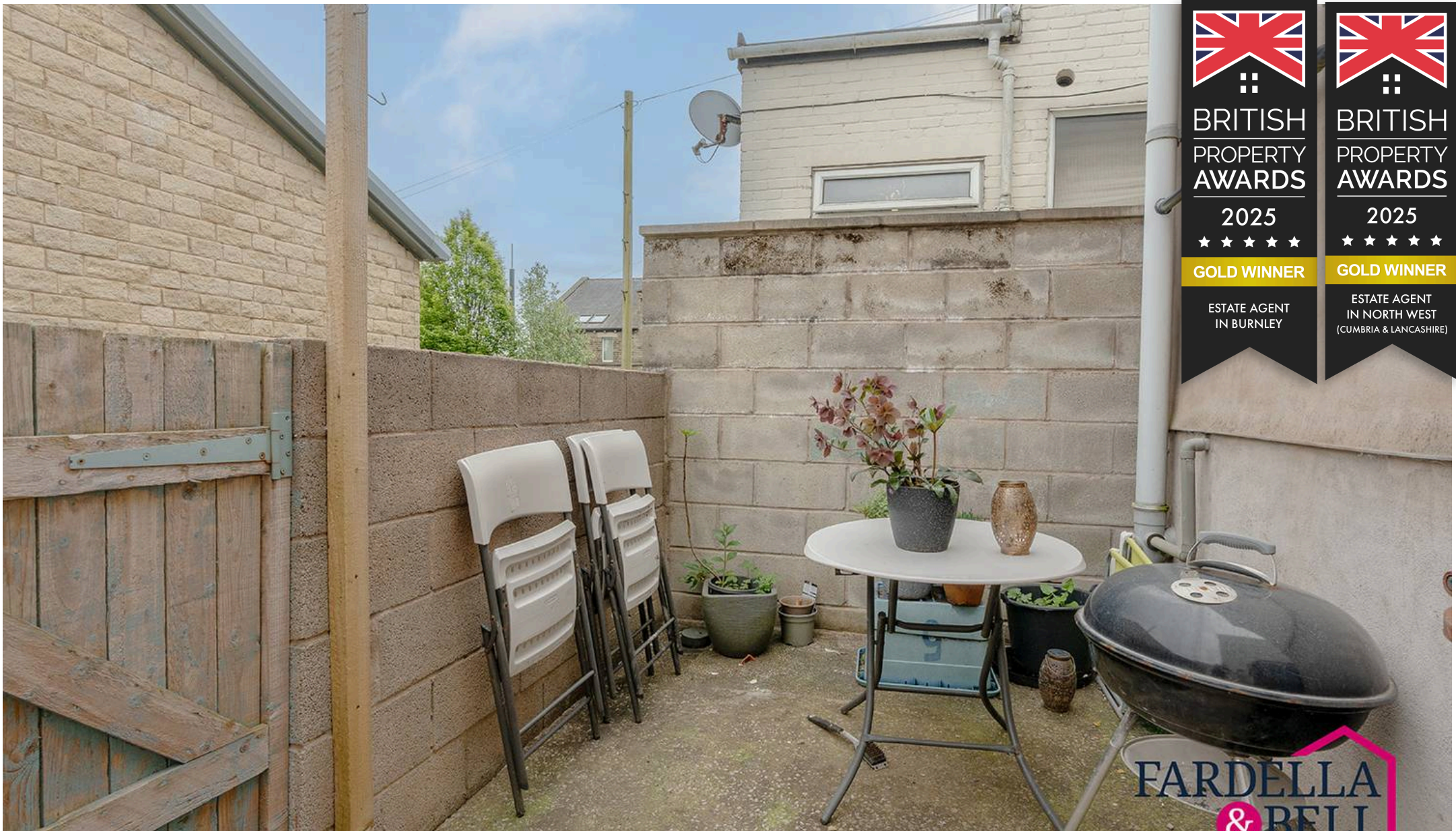
Total Property Area: approx - 92.94 Sq Meters (1,000.4 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



Total Property Area: approx - 92.94 Sq Meters (1,000.4 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



 <p>BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN BURNLEY</p>	 <p>BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN NORTH WEST (CUMBRIA & LANCASHIRE)</p>
--	--

**FARDELLA
& BELL**

Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

