



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Windsor Road, Great Harwood, BB6 7RR

£114,950

THREE BEDROOM MID TERRACE PROPERTY IN THE HEART OF GREAT HARWOOD WITH TENANT IN SITU

Located on Windsor Road in the charming town of Great Harwood, Blackburn, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by two spacious reception rooms that create an inviting atmosphere, ideal for both relaxation and entertaining. These rooms seamlessly flow into a well-appointed kitchen, making it easy to engage with family and friends while preparing meals.

The property boasts a family bathroom, thoughtfully designed to cater to the needs of a modern household. The master bedroom is a true highlight, featuring an en suite shower room that provides a private sanctuary for your daily routines. This added convenience enhances the overall appeal of the home.

Outside, the property benefits from both a front and rear yard, providing outdoor space for gardening, play, or simply enjoying the fresh air. The location on Windsor Road places you within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This mid-terrace house is not just a place to live; it is a home where memories can be made. With its spacious layout and practical features, it presents an excellent opportunity for those seeking a comfortable and well-located property in Great Harwood.

# Windsor Road, Great Harwood, BB6 7RR

£114,950

 3  2  2  D

- Mid Terraced Property With Tenant In Situ
- Fitted Kitchen With Appliances
- On Steet Parking
- EPC Rating: D
- Three Bedrooms
- Two Bathrooms
- Tenure: Leasehold
- Two Spacious Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

### Reception Room One

13'9 x 11'5 (4.19m x 3.48m)

UPVC double glazed frosted entrance door, UPVC double glazed box window, central heating radiator, coving, gas fire, marble effect surround and open access to inner hall.

### Inner Hall

Stairs to first floor and open access to reception room two.

### Reception Room Two

13'8 x 13'5 (4.17m x 4.09m)

UPVC double glazed window, central heating radiator, coving, gas fire, marble effect surround, under stairs storage and door to kitchen.

### Kitchen

11'7 x 7'7 (3.53m x 2.31m)

UPVC double glazed box window, central heating radiator, smoke alarm, wood effect wall and base units, laminate worktops, tiled splash back, ceramic sink with draining board and mixer tap, integrated Bosch double oven, four ring electric hob, extractor hood, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, tiled floor and UPVC door to rear.

## First Floor

### Landing

9'2 x 6'9 (2.79m x 2.06m)

Loft access, smoke alarm, stairs to bathroom and doors to three bedrooms.

### Bedroom One

13'11 x 11'4 (4.24m x 3.45m)

UPVC double glazed window, central heating radiator and door to en suite.

### En Suite

6'6 x 3'9 (1.98m x 1.14m)

Spotlights, dual flush WC, pedestal wash basin with traditional taps, electric feed shower in enclosure, extractor fan, tiled elevation and lino flooring.

### Bedroom Two

10'4 x 7'3 (3.15m x 2.21m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'7 x 6'1 (2.31m x 1.85m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'6 x 5'11 (1.98m x 1.80m)

Velux window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, tiled elevation and lino flooring.

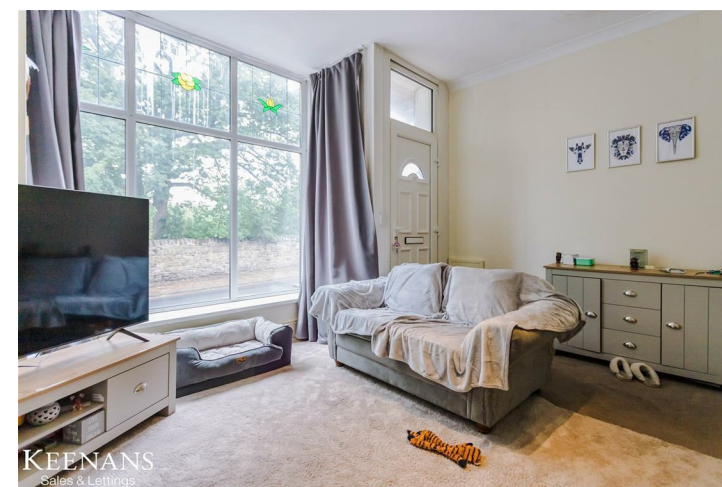
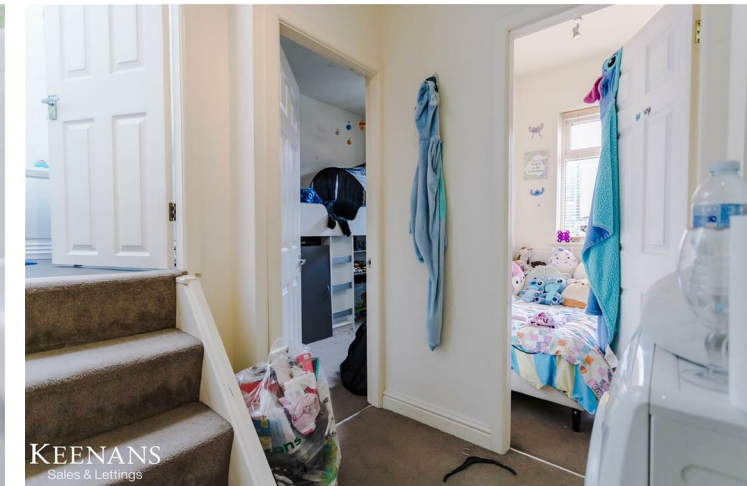
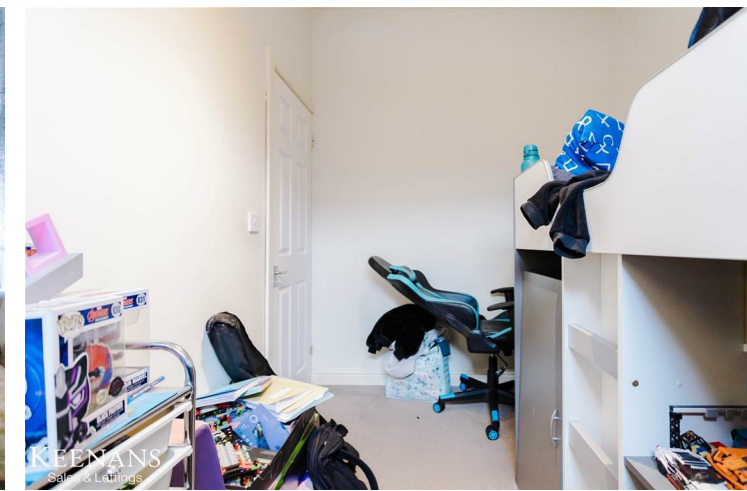
### External

### Front

Paved courtyard.

### Rear

Enclosed yard and bedding areas.



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