



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.



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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.



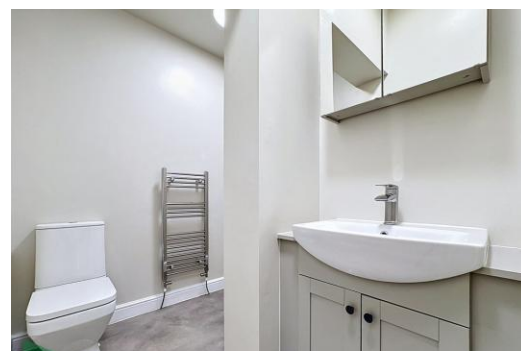
Tenure	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	69

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		