



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Commercial Road, Great Harwood, BB6 7HX

### Offers In The Region Of £85,000

ENVIABLE TWO BEDROOM END TERRACE PROPERTY - AVAILABLE WITH OR WITHOUT TENANT IN SITU

Located on Commercial Road in the charming town of Great Harwood, Blackburn, this delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into the kitchen, creating an inviting atmosphere perfect for entertaining or family gatherings. The neutral decor throughout the home allows for personal touches, making it easy to envision your own style within the space.

The kitchen leads to a rear porch, which offers additional room for storage or could serve as a utility area, enhancing the practicality of the home. The family bathroom is conveniently located, ensuring that all essential amenities are within easy reach.

One of the standout features of this property is the large rear yard, providing a private outdoor space ideal for enjoying sunny days, gardening, or simply unwinding after a long day.

This end terrace house on Commercial Road is not just a property; it is a place where memories can be made. With its spacious layout and convenient location, it is sure to appeal to those looking for a blend of comfort and functionality in a welcoming community. Do not miss the chance to make this lovely house your new home.

# Commercial Road, Great Harwood, BB6 7HX

Offers In The Region Of £85,000

 2  1  1  E

- End Terraced Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: E
- Two Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold
- Contemporary Fitted Kitchen
- Enclosed Yard To Side
- Council Tax Band: A

## Ground Floor

### Reception Room

14' x 13'9 (4.27m x 4.19m)

UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, gas fire, granite effect hearth and surround, wood mantle and door to inner hall.

### Inner hall

Stairs to first floor and open access to kitchen.

### Kitchen

14'1 x 9'6 (4.29m x 2.90m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor hood, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, under stairs storage, tiled floor and door to rear porch.

### Rear Porch

12'3 x 5'1 (3.73m x 1.55m)

UPVC double glazed windows, central heating radiator, tiled floor and UPVC double glazed door to rear.

## First Floor

### Landing

10'10 x 5'9 (3.30m x 1.75m)

Smoke alarm, loft access and doors to two bedrooms and further landing.

### Bedroom One

14'1 x 10'10 (4.29m x 3.30m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

9'8 x 9'6 (2.95m x 2.90m)

UPVC double glazed window, central heating radiator and storage.

### Further Landing

6'6 x 2'11 (1.98m x 0.89m)

UPVC double glazed window, storage and door to bathroom.

## Bathroom

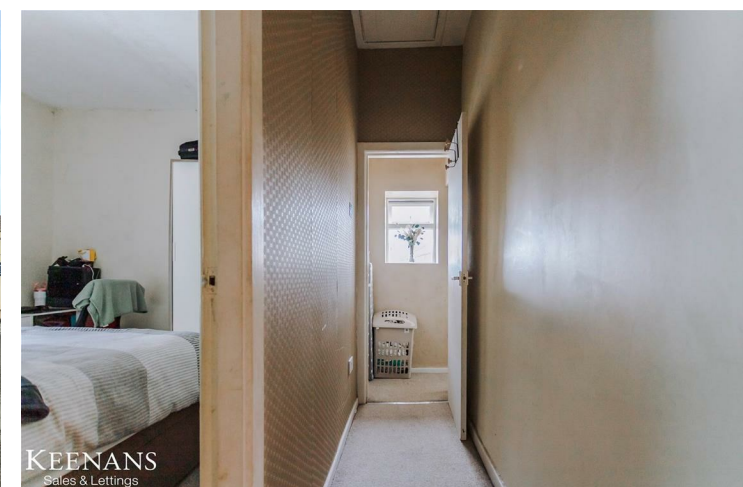
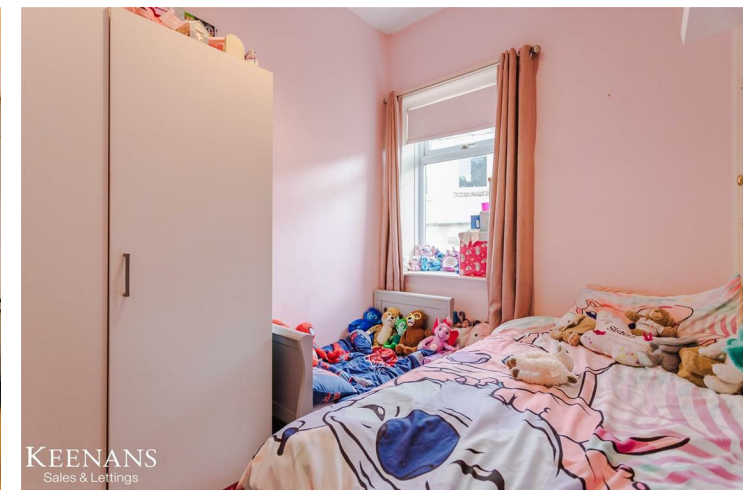
9'6 x 4'11 (2.90m x 1.50m)

UPVC double glazed window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinese head, extractor fan. PVC panel ceiling, part tiled elevation and tiled floor.

## External

### Side

Paving, stone chips and gated access to side.



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