

58 GRIMSHAW STREET
GREAT HARWOOD
BLACKBURN
BB6 7AP

£84,950

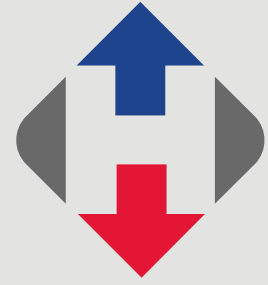


- A good size stone built end terrace
- Sold with tenant in situ
- Two double bedrooms
- Four piece bathroom with shower
- Lounge and dining room
- Good size fitted kitchen
- Gas CH & UPVC DG
- 89 m2 (950 sq ft) approx.

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A spacious end terrace property situated a few minutes' walk from Great Harwood town centre and its amenities including shops and supermarkets, cafes, bars and restaurants.

The property is larger than typical surrounding terraces with 2 double bedrooms and a four piece bathroom on the first floor and a good size kitchen along with the 2 spacious reception rooms.



LOCATION: From the centre of Great Harwood at the roundabout at the top of Queen Street, head down Queen Street, past Finch Bakery on the right hand side and then turn right onto Clayton Street and immediately left onto Water Street before turning next right onto Grimshaw Street. Number 58 is nearer the top end of the street on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: with a part-glazed external door, tiled flooring, internal door to lounge.

LOUNGE: 4.6m x 3.5m (14'11" x 11'6"); with electric fire in a feature surround, television and telephone points, built-in storage cupboard with electric meters, laminate wood-effect flooring, staircase to the first floor landing.

DINING ROOM: 4.6m x 3.7m (15'2" x 12'2"); with laminate wood-effect flooring, open understairs storage space, electric fire in feature surround, television point.

KITCHEN: 2.1m x 6.3m (6'9" x 20'6"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces and partially tiled walls, built-in electric oven, four-ring gas hob with a stainless steel extractor hood over, plumbed and drained for a washing machine, single drainer stainless steel sink unit, external stable door to the rear of the property. Wall-mounted combination central heating boiler.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.6m x 3.6m (15'2" x 11'10").

BEDROOM TWO: 3.1m x 2.7m (10'2" x 8'10").

BATHROOM: 1.4m x 4.8m (4'6" x 15'7"); with a four-piece suite in white comprising a low level W.C, pedestal wash handbasin, corner shower enclosure with plumbed shower, panelled bath with shower mixer tap, part-tiled walls, extractor fan, attic access point.





OUTSIDE: To the rear of the property is a small enclosed low maintenance yard area.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

Note: The property is offered for sale with a tenant in situ. At £84,950 the gross rental yield is 7.61%

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

TENURE: Leasehold.

FLOOD RISK LEVEL: Very low.

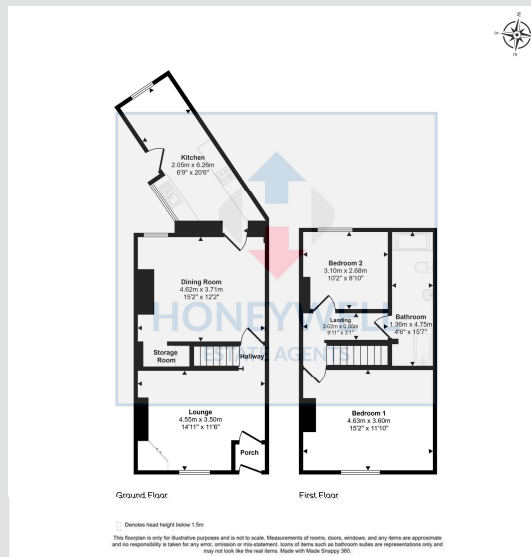
VIEWING: By appointment with our office.

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