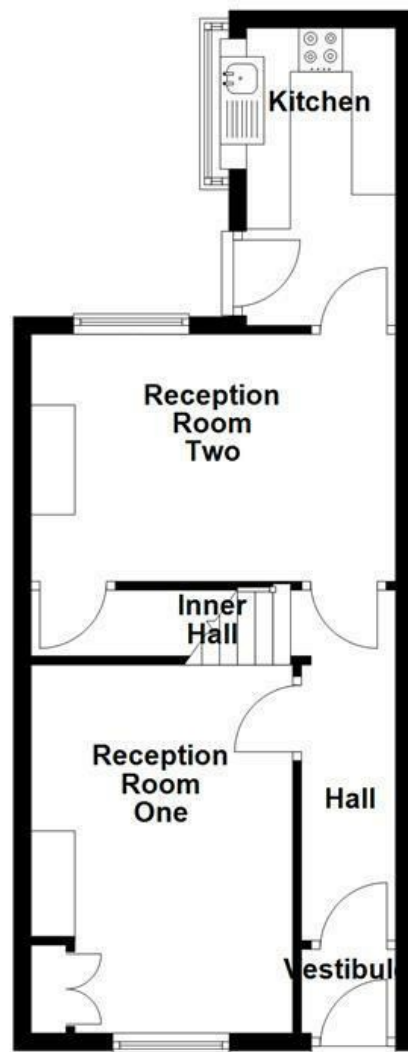
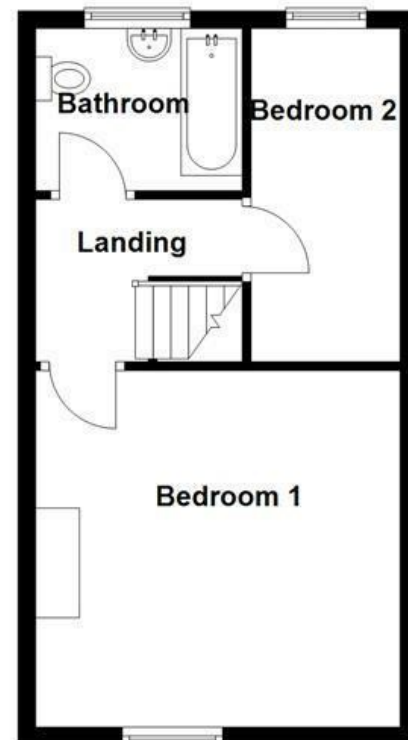


Ground Floor



First Floor



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>61</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Church Street, Great Harwood, BB6 7QB

### £99,950

#### IDEAL INVESTMENT OPPORTUNITY

Situated in the area of Great Harwood, Blackburn, this delightful mid-terraced house on Church Street presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The two well-proportioned bedrooms offer a comfortable retreat, making it an ideal home for small families or couples.

The house features a three-piece bathroom suite, ensuring convenience and functionality for daily living. The fitted kitchen is designed to meet your culinary needs, making meal preparation a pleasure.

One of the standout features of this property is the ample-sized rear yard, which not only offers a private outdoor space for leisure and gardening but also includes a gate leading to a shared access road, enhancing accessibility.

With its prime location and versatile layout, this mid-terraced house is a fantastic investment opportunity in a vibrant community. Whether you are looking to make it your home or seeking a property to add to your portfolio, this residence on Church Street is certainly worth considering.

Some photos have been virtually staged to help you envision your dream home!

# Church Street, Great Harwood, BB6 7QB

## £99,950

 **2**  **1**  **2**  **D**

- Tenure Freehold
  - On Street Parking
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Mid Terraced Property
  - Ample Rear Yard Space
- EPC Rating D
  - Two Bedrooms
  - Viewing Essential

### Ground Floor

Enclosed stone chipped yard, paving stones, raised bedding area and gate to shared access road.

#### Entrance

UPVC double glazed door to vestibule.

#### Vestibule

3'5 x 3'2 (1.04m x 0.97m)  
Door to hall.

#### Hall

10'4 x 3'6 (3.15m x 1.07m)  
Central heating radiator, door to reception room one, stairs to first floor and door to reception room two.

#### Reception Room Two

13'10 x 9'3 (4.22m x 2.82m)  
UPVC double glazed window, central heating radiator, doors to kitchen and storage.

#### Reception Room One

13'3 x 9'9 (4.04m x 2.97m)  
UPVC double glazed window, central heating radiator, ornate ceiling/wall mouldings, picture rail, gas fire with wood mantle and stone surround, television point.

#### Kitchen

11'3 x 5'6 (3.43m x 1.68m)  
UPVC double glazed box window, central heating radiator, range of wall and base units, laminate work top, integrated oven, four ring electric hob, stainless steel splash back, extractor hood, access to boiler, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, laminate flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

7'2 x 5'7 (2.18m x 1.70m)  
Doors to two bedrooms and bathroom.

#### Bedroom One

13'8 x 13'8 (4.17m x 4.17m)  
UPVC double glazed window, central heating radiator and picture rail.

#### Bedroom Two

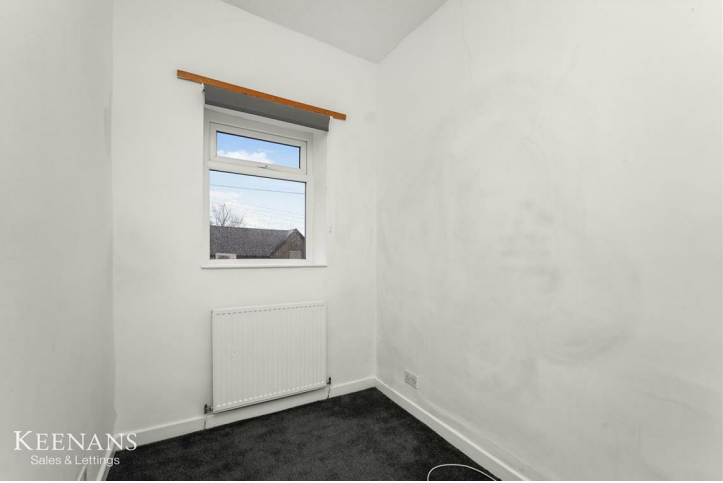
12'4 x 5'11 (3.76m x 1.80m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

7'6 x 6'1 (2.29m x 1.85m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with mixer tap, overhead direct feed shower, part tiled elevation and vinyl flooring.

### External

### Rear



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