



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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

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## George Street, Great Harwood, BB6 7JF

### £795

TWO BEDROOM TERRACE IN GREAT HARWOOD

Nestled on the charming George Street in Great Harwood, this delightful house offers a perfect blend of comfort and functionality. With two spacious reception rooms, there is ample space to create a welcoming dining area for entertaining guests, while still enjoying a cosy living space. The generous bedrooms provide a peaceful retreat, ideal for relaxation after a long day.

The well-equipped kitchen is designed for both practicality and style, making it a joy to prepare meals and gather with family. Additionally, the enclosed rear yard offers a private outdoor space.

This property is an excellent opportunity for those seeking a comfortable home in a friendly community. With its thoughtful layout and inviting atmosphere, it is sure to appeal to a variety of tenants. Don't miss the chance to make this lovely house your new home.

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£795

 2  1  2  D

- Terraced Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: A

Ground Floor

**Vestibule**  
4'3 x 3'2 (1.30m x 0.97m)  
UPVC double glazed frosted entrance door, wood effect flooring and door to hall.

**Hall**  
10'4 x 2'9 (3.15m x 0.84m)  
Central heating radiator, coving, wood effect flooring, stairs to first floor and doors to two reception rooms.

**Reception Room One**  
11'4 x 10'5 (3.45m x 3.18m)  
Hardwood double glazed window, central heating radiator, wall mounted electric fire and wood effect flooring.

**Reception Room Two**  
13'10 x 13'10 (4.22m x 4.22m)  
UPVC double glazed window, central heating radiator, coving, electric fire, marble effect hearth and surround and sliding door to kitchen.

**Kitchen**  
12'9 x 6'4 (3.89m x 1.93m)  
UPVC double glazed box window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring and UPVC door to rear.

First Floor

**Landing**  
7'10 x 6'8 (2.39m x 2.03m)  
Smoke alarm and door to two bedrooms and bathroom.

**Bedroom One**  
14'2 x 11'5 (4.32m x 3.48m)  
Hardwood double glazed window and central heating radiator.

**Bedroom Two**  
14' x 9'9 (4.27m x 2.97m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
9'1 x 6'8 (2.77m x 2.03m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with traditional taps, panel bath with mixer tap and electric feed shower over, part tiled elevation and tile effect flooring.

External

**Rear**  
Paved yard, outbuilding and gated access to rear.

