

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Mercer Street, Great Harwood, BB6 7AN

### Offers Over £120,000

A STUNNING TWO BEDROOM PROPERTY IN GREAT HARWOOD

Nestled in the charming area of Great Harwood, Blackburn, this delightful house on Mercer Street presents an excellent opportunity for first-time buyers. The property has been well maintained and is finished to a high standard, ensuring that it is ready for you to move in without the need for any immediate renovations.

The inviting atmosphere of the home is complemented by its ideal location, which offers a blend of convenience and community spirit. Great Harwood is known for its friendly neighbourhood and local amenities, making it a perfect place for those looking to settle down.

This house not only provides a comfortable living space but also the potential for a wonderful lifestyle in a vibrant area. Whether you are starting your journey into homeownership or seeking a peaceful retreat, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

# Mercer Street, Great Harwood, BB6 7AN

Offers Over £120,000



- Mid Terrace Property
- Two Spacious Reception Rooms
- On Street Parking
- EPC Rating - D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'4 x 3'7 (1.32m x 1.09m)

### Reception Room One

13'2 x 13'2 (4.01m x 4.01m)

### Reception Room Two

13'4 x 13'2 (4.06m x 4.01m)

### Kitchen

15'9 x 4'8 (4.80m x 1.42m)

## First Floor

### Landing

6'2 x 5'7 (1.88m x 1.70m)

### Bedroom One

13'4 x 13'2 (4.06m x 4.01m)

### Bedroom Two

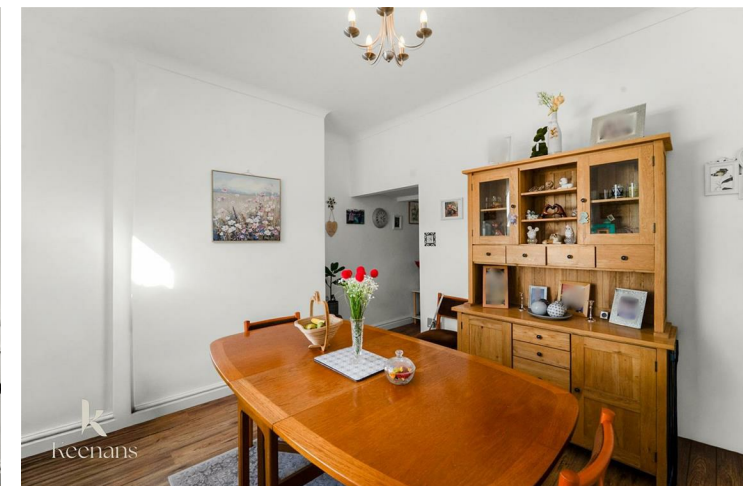
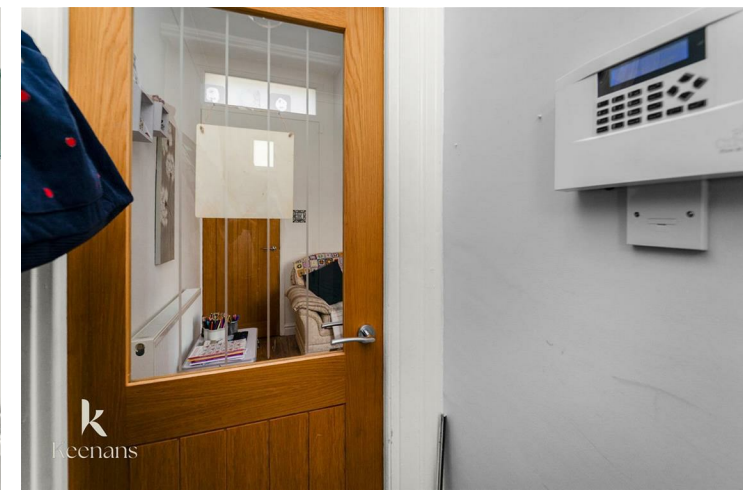
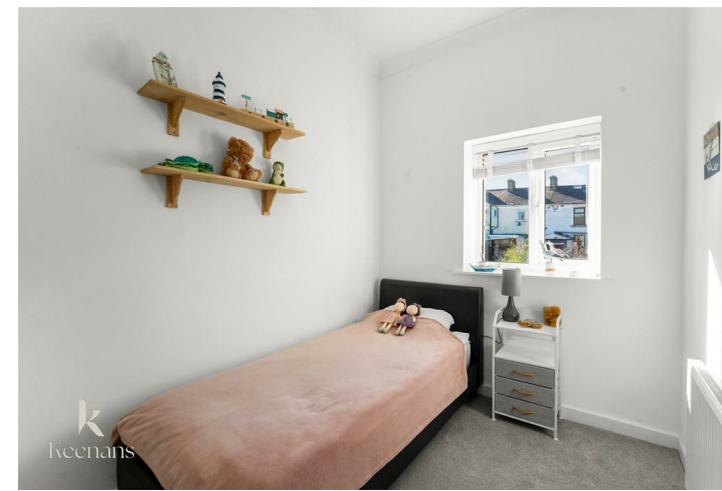
10' x 7'4 (3.05m x 2.24m)

### Bathroom

6'7 x 5'9 (2.01m x 1.75m)

### Storage

3'4 x 2'9 (1.02m x 0.84m)



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