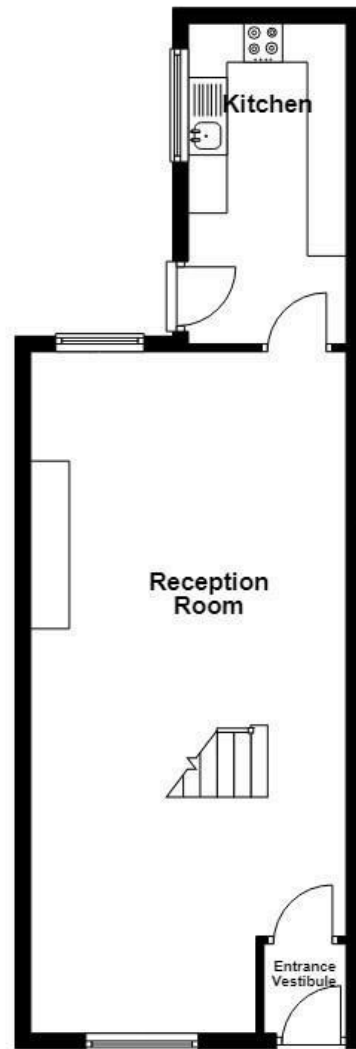
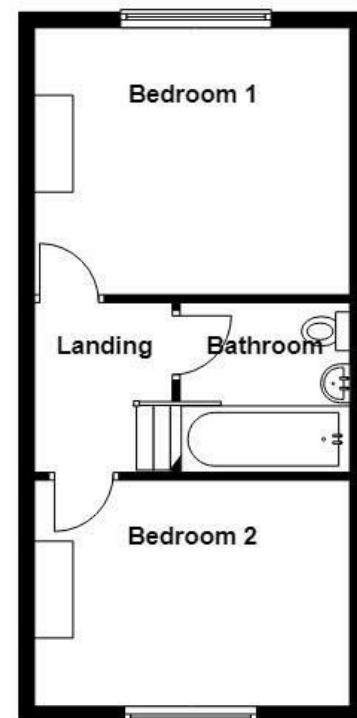


Ground Floor



First Floor



Orchard Street, Blackburn, BB6 7EE

£115,000

A BRILLIANT TWO BEDROOM TERRACED PROPERTY IN GREAT HARWOOD

Nestled in the heart of Great Harwood, this charming two-bedroom terraced house on Orchard Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms offer comfortable living spaces, ideal for a small family or as a guest room.

The house is thoughtfully designed and is turn-key ready, meaning you can move in without the need for extensive renovations or repairs. This feature makes it particularly appealing for those looking to settle in quickly or for investors seeking a property that is ready to generate rental income.

Great Harwood is a vibrant community with a range of local amenities, including shops, schools, and parks, all within easy reach. The location provides a perfect blend of convenience and charm, making it an attractive place to call home.

This terraced property is not just a house; it is a wonderful opportunity to embrace a new lifestyle in a welcoming neighbourhood. Whether you are looking to make your first step onto the property ladder or seeking a solid investment, this home on Orchard Street is certainly worth considering.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Orchard Street, Blackburn, BB6 7EE

£115,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Two Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy
- Viewing Essential
- Enclosed Rear Yard Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Vestibule

3'9 x 3'6 (1.14m x 1.07m)

Reception Room

28'10 x 13'4 (8.79m x 4.06m)

Kitchen

13'8 x 6'2 (4.17m x 1.88m)

First Floor

Landing

7'2 x 5'10 (2.18m x 1.78m)

Bedroom One

13'1 x 11'3 (3.99m x 3.43m)

Bedroom Two

13'1 x 9'6 (3.99m x 2.90m)

Bathroom

7'3 x 7'1 (2.21m x 2.16m)

External

Rear

Enclosed yard, outside tap and gate to shared access road.



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