



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Park Road, Great Harwood, BB6 7RW

£93,000

AN IMPRESSIVE MID TERRACED PROPERTY

Nestled on Park Road in the charming town of Great Harwood, this impressive mid-terraced house presents an exceptional opportunity for both first-time buyers and seasoned investors alike. With two spacious reception rooms and two well-proportioned bedrooms, this property offers ample space for comfortable living. The bathroom is conveniently located, ensuring practicality for everyday use.

What truly sets this home apart is its potential. Currently a blank canvas, it invites you to unleash your creativity and personalise the space to reflect your unique style. Whether you envision a modern retreat or a cosy family home, the possibilities are endless.

The location is undeniably appealing, situated just a stone's throw from the bustling town centre, where you can enjoy a variety of shops, cafes, and amenities. Additionally, the property benefits from excellent transport links, with nearby bus routes and easy access to major motorways, making commuting a breeze.

Importantly, this property comes with no chain delay, allowing for a swift and hassle-free purchase. This is a rare opportunity to secure a home in such a desirable area, and it is truly not to

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(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.

Park Road, Great Harwood, BB6 7RW

£93,000

 2  1  2  C

- Spacious Mid Terrace Property
- Ample Living Space
- Enclosed Yard to Rear
- EPC Rating C
- Two Double Bedrooms
- No Chain Delay
- Tenure Leasehold
- Contemporary Fitted Kitchen
- Perfect First Home
- Council Tax Band A

Ground Floor

Entrance

Composite double glazed frosted door to the vestibule.

Vestibule

4'5" x 3'4" (1.35 x 1.02)

Hardwood single glazed frosted door to the hallway.

Hallway

10'3" x 3'4" (3.12 x 1.02)

Central heating radiator, doors to two reception rooms and stairs to the first floor.

Reception Room One

11'8" x 10'6" (3.56 x 3.20)

UPVC double glazed window, central heating radiator and fitted storage.

Reception Room Two

14'0" x 13'5" (4.27 x 4.09)

Hardwood single glazed frosted window, central heating radiator, coving to the ceiling, TV point, understairs storage and door to the kitchen.

Kitchen

13'7" x 7'1" (4.14 x 2.16)

UPVC double glazed window, two Velux windows, central heating radiator, range of white wall and base units, wood effect worktops, tiled splashback, stainless steel sink with drainer and mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

7'7" x 6'9" (2.31 x 2.06)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

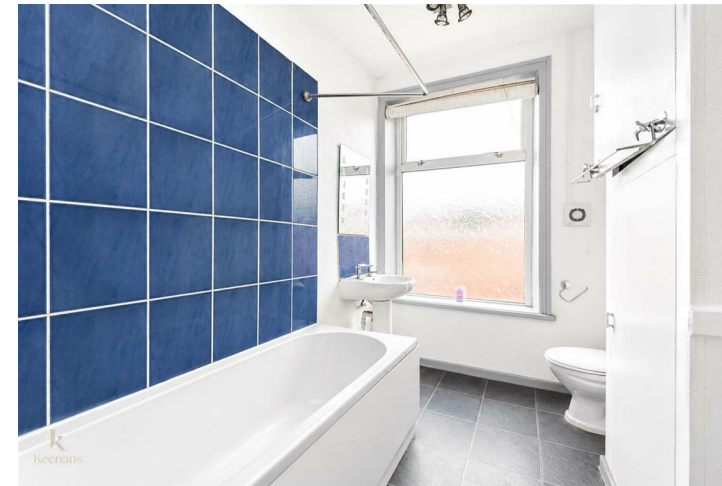
13'11" x 11'8" (4.24 x 3.56)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'5" x 6'11" (4.09 x 2.11)

UPVC double glazed window, central heating radiator and storage cupboard.



Tel: 01254389384

www.keenans-estateagents.co.uk