



## Heywood Street, Blackburn, BB6 7DU

**Offers over £89,950**

A FANTASTIC INVESTMENT! This three bedroom terrace property in Great Harwood is marketed with no onward chain and stands as a potential investment. This exceptionally spacious three bedroom property briefly comprises of: Entrance hall leading to two spacious reception rooms, downstairs bathroom with access to the rear garden. To the first floor you will find three spacious bedrooms. Externally there is a fully enclosed paved yard and on street parking.

The property is double glazed and gas central heated throughout and is offered with NO CHAIN and NO DELAY.

Call 01254 691352 to arrange a viewing at your earliest convenience.

#### Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Front Reception Room 10'5" x 12'4" (3.20 x 3.78)

Spacious reception room, with brown fitted carpets, gas central heating radiator, ceiling light and double glazed window facing the front of the property.

Second Reception Room 14'4" x 16'4" (4.37 x 4.98)

Spacious second reception room, with brown fitted carpets, gas central heating radiator, fire with surround, ceiling light and double glazed window to the rear of the property.

Kitchen 13'5" x 6'8" (4.10 x 2.04)

Fitted wall and base units with contrasting work surfaces, stainless steel sink, Integrated cooker and gas hob, part tiled elevations, roller, UPVC double glazed window and rear door.

Bathroom 8'2" x 6'8" (2.49 x 2.04)

Located on the ground floor, three piece bathroom suite comprising of an bath, basing & WC. The bathroom has tiled elevations and UPVC double glazed window. The bathroom is heated by a gas central heated radiator.

Master Bedroom 14'4" x 12'5" (4.39 x 3.81)

Spacious master bedroom, fitted carpets, upvc double glazed window to the front of the property, gas central heating and ceiling light.

Bedroom 2 14'11" x 6'8" (4.56 x 2.04)

Spacious second bedroom, fitted carpets, upvc double glazed window to the front of the property, gas central heating radiator and ceiling light

Bedroom 3 7'4" x 10'4" (2.24 x 3.16)

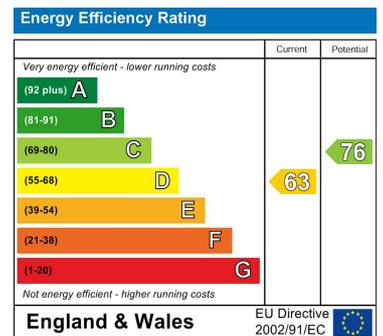
Good sized third bedroom, fitted carpets, upvc double glazed window to the front of the property, gas central heating and ceiling light.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.

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