



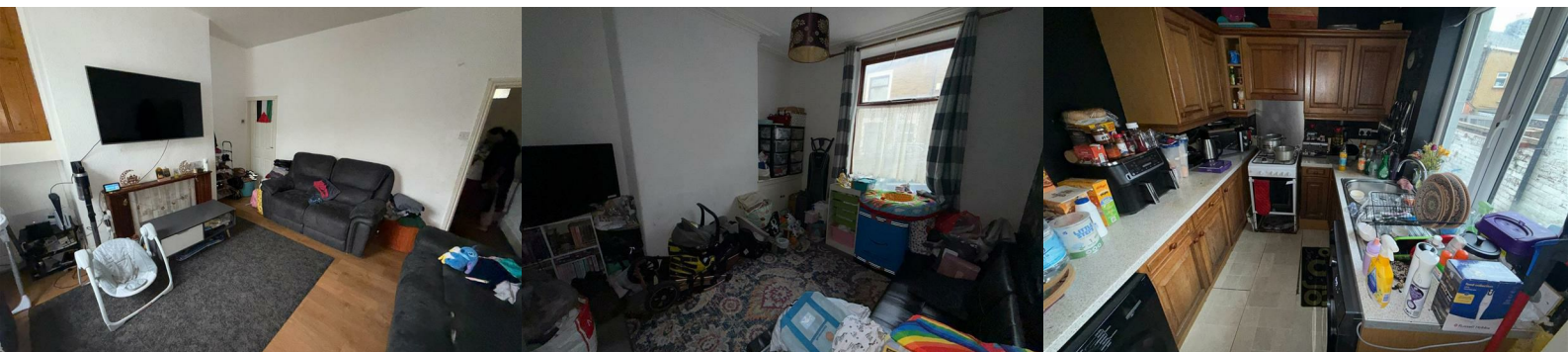
# 10 George Street

Great Harwood, Lancashire, BB6 7JF

£85,000



A Two Bedroom Mid Terrace House situated a popular location of Great Harwood, this is being sold with a tenant in situ making this perfect investment with an income of £7200 per annum. The layout comprises: Entrance Vestibule, Hallway, Two Reception Rooms and Kitchen. First Floor, Landing, Two Good Size Bedrooms and Bathroom. Gas Central Heating and Double glazing. Priced to attract an early sale.



Entrance Vestibule

Hallway

Central heating Radiator. Stairs to the First floor.

Lounge 11'59 x 10'21 (3.35m x 3.05m)

Double Glazed Window and Central Heating Radiator.

Sitting Room 14'22 x 13'95 (4.27m x 3.96m)

Double Glazed Window and Central Heating Radiator.

Kitchen 10'54 x 6'82 (3.05m x 1.83m)

Double Glazed Window and Central Heating Radiator. Fitted Wall and Base Units. UPVC Door to Rear Yard.

First Floor

Landing

Stairs to Attic Room

Bedroom One 11'69 x 14'17 (3.35m x 4.27m)

Double Glazed Window and Central Heating Radiator.

Bedroom Two 7'0 x 14'07 (2.13m x 4.45m)

Double Glazed Window and Central Heating Radiator.

Bathroom

Double Glazed Window and Central Heating Radiator. Three Piece Bathroom Suite comprising of Panelled Bath, Wash Basin and WC.

Attic Room

Used for Storage

External

Enclosed Rear Yard.

Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3

Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

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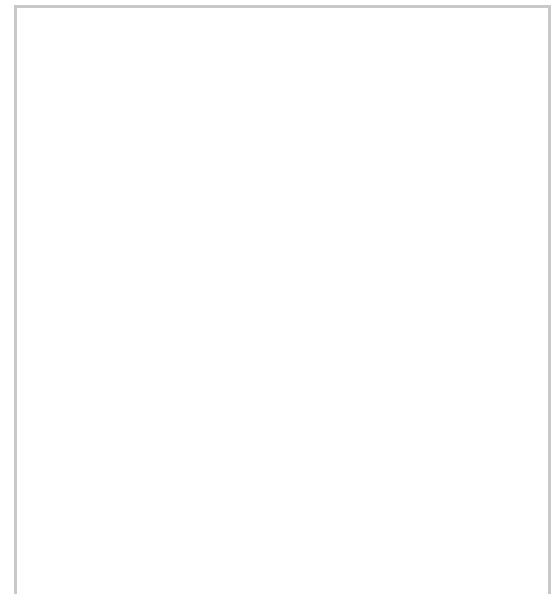
AML

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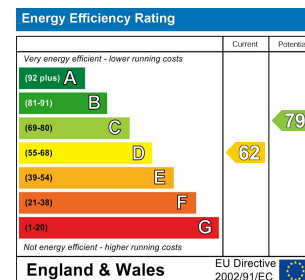
## Area Map



## Floor Plans



## 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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