



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(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

Offers Over £119,950

THREE BEDROOM MID TERRACED PROPERTY IN GREAT HARWOOD

Nestled on Orchard Street in the charming town of Great Harwood, Blackburn, this delightful three bedroom mid terrace house offers a perfect blend of comfort and practicality. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, making it a joy to prepare meals.

On the first floor, you will find two well-proportioned bedrooms, which offer a peaceful retreat for rest and relaxation. The bathroom is conveniently located nearby, ensuring ease of access for all residents. The second floor features a third bedroom that presents a wonderful opportunity for additional storage, catering to your evolving needs.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy your outdoor space without the burden of extensive upkeep. This property is not only practical but also offers the potential for personalisation, making it a wonderful place to call home.

With its prime location in Great Harwood, you will benefit from a friendly community atmosphere, local amenities, and excellent transport links. This mid-terrace house is a fantastic opportunity for first-time buyers, small families, or investors looking to expand their portfolio. Do not miss the chance to view this charming property and envision the possibilities it holds for you.

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Offers Over £119,950



- Tenure Leasehold
- On Street Parking
- Ideal First Time Buy Or Investment Opportunity
- Easy Access To Major Commuter Routes

- Council Tax Band A
- Three Generously Sized Bedrooms
- Viewing Essential

- EPC Rating D
- New Kitchen And New Three Piece Bathroom Suite
- Close Proximity To Local Amenities

Ground Floor

Entrance

Hardwood single glazed door to vestibule.

Vestibule

3'5 x 3'5 (1.04m x 1.04m)

Coving, dado rail, wood laminate flooring and door to hall.

Hall

11' x 3'5 (3.35m x 1.04m)

Central heating radiator, dado rail, coving, doors to two reception rooms, stairs to first floor and wood effect laminate flooring.

Reception Room One

11'5 x 9'8 (3.48m x 2.95m)

Hardwood double glazed window, central heating radiator, dado rail, coving, hard wood single glazed doors to reception room two and wood effect laminate flooring.

Reception Room Two

13'8 x 13'7 (4.17m x 4.14m)

Hardwood double glazed window, central heating radiator, coving, electric fire with wood mantle and marble surround, door to kitchen and wood effect laminate flooring.

Kitchen

12' x 6'8 (3.66m x 2.03m)

Hardwood double glazed window, central heating radiator, wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, space for freestanding oven, tiled splash backs, wood effect lino flooring and UPVC double glazed door to rear.

First Floor

Landing

13'8 x 7'2 (4.17m x 2.18m)

Central heating radiator, doors to two bedrooms, bathroom, integrated storage and stairs to second floor/bedroom three.

Bedroom One

13'8 x 11'6 (4.17m x 3.51m)

Hardwood double glazed window and central heating radiator.

Bedroom Two

9'2 x 8'1 (2.79m x 2.46m)

Hardwood double glazed window and central heating radiator.

Bathroom

9'4 x 5'2 (2.84m x 1.57m)

Hard wood double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with electric feed shower, part tiled elevation and lino flooring.

Second Floor

Bedroom Three

17'6 x 13'8 (5.33m x 4.17m)

Two hardwood Velux windows.

External

Rear

Enclosed paved yard.

