58 GRIMSHAW STREET
GREAT HARWOOD
BLACKBURN
BB6 7AP

HONEYWELL
ESTATE AGENTS

£84,950



- A good size stone built end terrace
- Sold with tenant in situ
- Two double bedrooms
- Four piece bathroom with shower
- Lounge and dining room
- Good size fitted kitchen
- Gas CH & UPVC DG
- 89 m2 (950 sq ft) approx.

A spacious end terrace property situated a few minutes' walk from Great Harwood town centre and its amenities including shops and supermarkets, cafes, bars and restaurants.

The property is larger than typical surrounding terraces with 2 double bedrooms and a four piece bathroom on the first floor and a good size kitchen along with the 2 spacious reception rooms.

LOCATION: From the centre of Great Harwood at the roundabout at the top of Queen Street, head down Queen Street, past Finch Bakery on the right hand side and then turn right onto Clayton Street and immediately left onto Water Street before turning next right onto Grimshaw Street. Number 58 is nearer the top end of the street on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: with a part-glazed external door, tiled flooring, internal door to lounge.

LOUNGE: 4.6m x 3.5m (14'11" x 11'6"); with electric fire in a feature surround, television and telephone points, built-in storage cupboard with electric meters, laminate wood-effect flooring, staircase to the first floor landing.

DINING ROOM: 4.6m x 3.7m (15'2" x 12'2"); with laminate wood-effect flooring, open understairs storage space, electric fire in feature surround, television point.

KITCHEN: 2.1m x 6.3m (6'9" x 20'6"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces and partially tiled walls, built-in electric oven, four-ring gas hob with a stainless steel extractor hood over, plumbed and drained for a washing machine, single drainer stainless steel sink unit, external stable door to the rear of the property. Wall-mounted combination central heating boiler.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.6m x 3.6m (15'2" x 11'10").

BEDROOM TWO: 3.1m x 2.7m (10'2" x 8'10").

BATHROOM: 1.4m x 4.8m (4'6" x 15'7"); with a four-piece suite in white comprising a low level W.C, pedestal wash handbasin, corner shower enclosure with plumbed shower, panelled bath with shower mixer tap, part-tiled walls, extractor fan, attic access point.









OUTSIDE: To the rear of the property is a small enclosed low maintenance yard area.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

Note: The property is offered for sale with a tenant in situ. At £84,950 the gross rental yield is 7.61%

SERVICES: Mains water, electricity, gas and drainage are connected.

EPC: The energy efficiency rating of the property is D.

COUNCIL TAX BAND A.

TENURE: Leasehold.

FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27+VAT per person for this service.

Please note: These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer, contract or guarantee accuracy. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs reflect the property at the time taken and may not show current conditions. Floor plans, measurements and distances are approximate. References to alterations or use do not confirm that necessary permissions have been obtained.



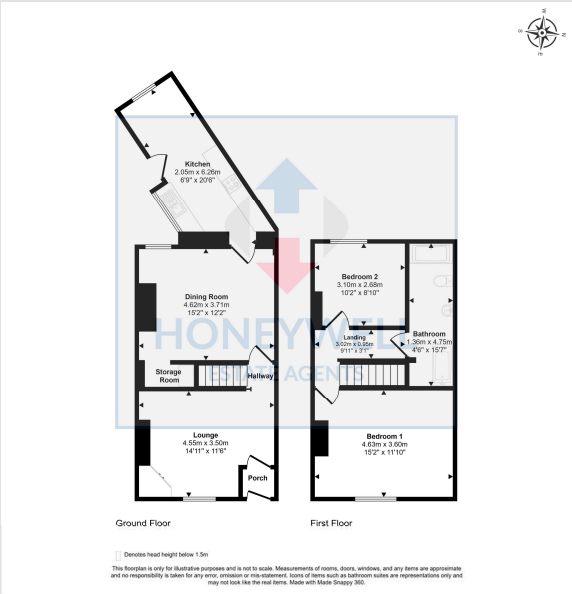












58 Grimshaw Street, Great Harwood, BB6 7AP
MI/CE/201026

Selling Your House?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents
HoneywellAgents

honeywell.co.uk

The Property Ombudsman
naea | propertymark PROTECTED

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.
No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property.
Photographs are reproduced for general information and do not imply that any item is included for sale with the property.