



This nicely presented traditional mid-terrace home enjoys a peaceful position on a quiet residential street, with pleasant green aspects to the front and the convenience of being situated on the outskirts of Great Harwood. Offering well-proportioned accommodation arranged over two floors, including a single-storey extension to the rear creating a spacious open-plan kitchen area, the property combines comfortable modern living with classic features typical of homes of this style.

Upon entering, an entrance vestibule leads into a welcoming lounge, a bright and comfortable space featuring laminate flooring and a gas fire set within an attractive feature fireplace. Beyond the lounge, the dining room provides an excellent second reception area, complete with understairs storage and open-plan access into the kitchen, creating a natural flow ideal for everyday living.

To the rear, the kitchen is fitted with a modern range of units and includes an electric oven with gas hob and extractor over, stainless steel sink with drainer, as well as plumbing for a washing machine and a wall-mounted Baxi combination boiler. A window overlooking the rear yard provides good natural light, with external access adjoining.

To the first floor, the L-shaped staircase gives way to a compact landing area providing access to two well-sized double bedrooms. Bedroom one is positioned to the front and benefits from a large built-in over-stairs wardrobe, while bedroom two, also a double, sits to the rear. The family bathroom is fitted with a three-piece suite in white, comprising a panelled bath with electric shower over, low-suite WC, wash hand basin and a chrome heated towel radiator.

Externally, the property includes a small rear yard with an artificial turfed garden area, an easy maintenance outdoor space ideal for seating or storage. To the front, there is ample on-street parking.

Located within easy reach of the town's amenities, Garden Street is accessed from Great Harwood by following Blackburn Road towards Rishton, turning left onto St Hubert's Road, then taking the second right onto Charles Street and the next right onto Garden Street, where the property can be found on the right-hand side.

Great Harwood is a well-connected Lancashire market town known for its friendly community feel, rich industrial heritage and easy access to beautiful surrounding countryside. Centred around a traditional high street with independent shops, cafés and everyday amenities, the town offers a practical yet welcoming environment. Excellent transport links to Blackburn, Accrington and the wider Ribble Valley make it ideal for commuters, while nearby parks, riverside walks and open green spaces provide plenty of opportunity for outdoor leisure. With good schools, historic landmarks and a strong local identity, Great Harwood offers a balanced, convenient and characterful place to live.

Services

All mains services are connected.

Tenure

We understand from the vendors to be Leasehold.

Energy Performance Rating

TBC.

Council Tax

Band A.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





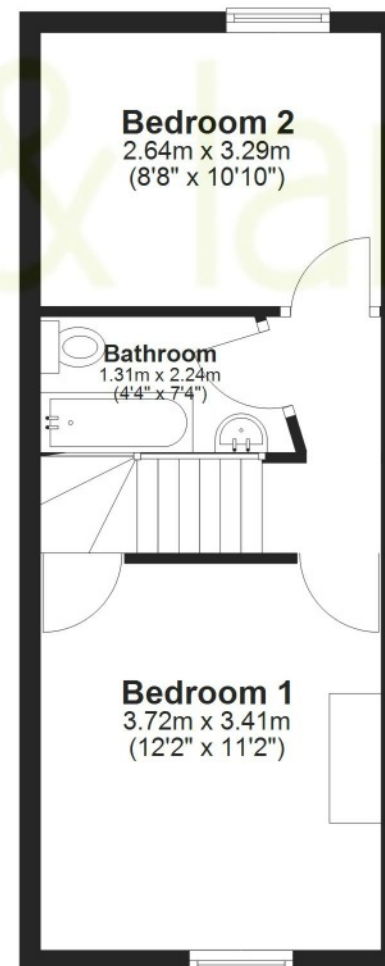
Ground Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.8 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Nick Cunliffe
Estate Agent