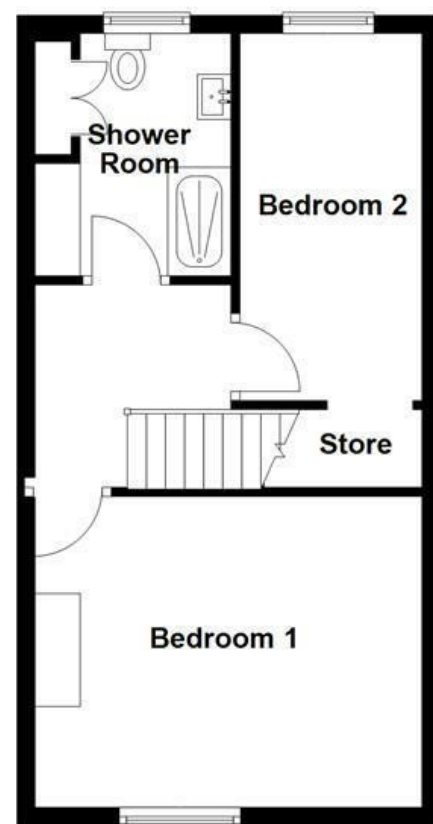


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(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.

## Cattle Street, Great Harwood, BB6 7NG

### £795

A FULLY RENOVATED TWO BED TERRACED HOME

Nestled in the charming area of Great Harwood, Blackburn, this spacious terraced home on Cattle Street is being welcomed to the rental market. Having recently undergone a full renovation it would ideally suit a small family or couple looking for that bit of extra space.

Briefly consisting of two reception rooms, kitchen extension, two good size bedrooms, a family bathroom with walk in shower and an enclosed rear yard. The property is also conveniently located for local amenities and also excellent commuter and transport links.

To book a viewing or for more information please contact our Lettings team at your earliest convenience.



# Cattle Street, Great Harwood, BB6 7NG

£795



- Fully Renovated Mid Terrace Property
- Two Bedrooms
- Modern Three Piece Shower Room
- Newly Fitted Kitchen
- Complete Blank Canvas
- Low Maintenance Rear Yard
- On Street Parking
- Council Tax Band A
- EPC Rating D

## Ground Floor

### Entrance Vestibule

4'6 x 3'5 (1.37m x 1.04m)

Composite double glazed frosted front door, meter cupboard, coving and door to hall.

### Hall

10'4 x 3'1 (3.15m x 0.94m)

Central heating radiator, coving, smoke detector, doors leading to two reception rooms and stairs to first floor.

### Reception Room One

11'2 x 10'4 (3.40m x 3.15m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Reception Room Two

13'8 x 12'7 (4.17m x 3.84m)

UPVC double glazed window, central heating radiator, ceiling rose, electric fire with tiled fireplace, under stairs storage, wood effect laminate flooring and door to kitchen.

### Kitchen

8'4 x 6'4 (2.54m x 1.93m)

UPVC double glazed window, central heating radiator, loft access, smoke detector, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with a four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring and UPVC double glazed door to rear.

## First Floor

### Landing

6'11 x 6'8 (2.11m x 2.03m)

Smoke detector, doors leading to two bedrooms and shower room.

### Bedroom One

13'9 x 10'10 (4.19m x 3.30m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'9 x 6'9 (3.89m x 2.06m)

UPVC double glazed window, central heating radiator and over stairs storage.

### Shower Room

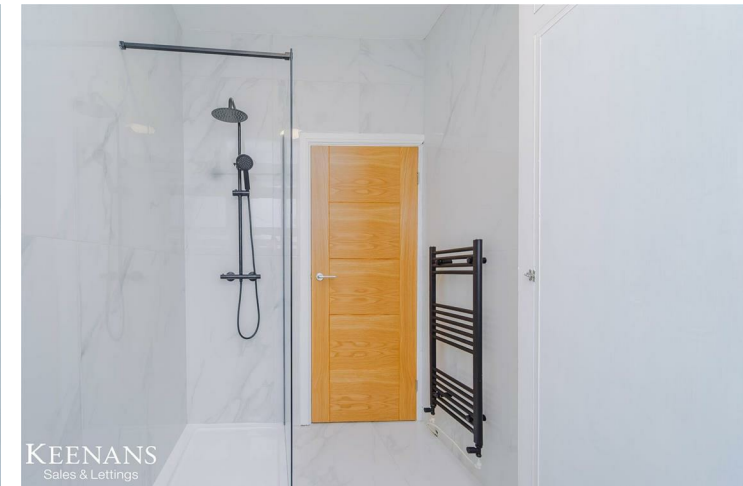
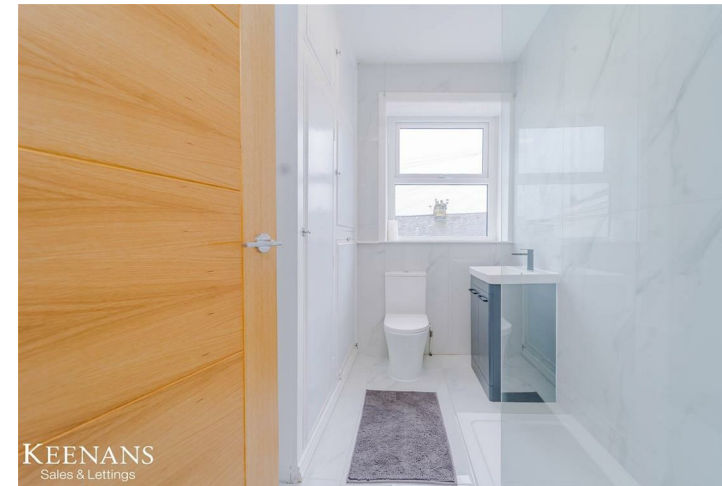
8'8 x 5'9 (2.64m x 1.75m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, fitted storage, tiled elevations and tiled flooring.

## External

### Rear

Enclosed paved yard.



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