



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	82
EU Directive 2002/91/EC		
England & Wales		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Windsor Road, Great Harwood, BB6 7RR

### £850

#### FULLY RENOVATED TWO BEDROOM HOME

Nestled on Windsor Road in the charming town of Great Harwood, Blackburn, this delightful house which as recently undergone a full refurb to a very high standard is being welcomed to the rental market. It offers a perfect blend of comfort and convenience. As you step inside, you'll be greeted by spacious and bright reception rooms, ideal for hosting gatherings with family and friends or simply relaxing after a long day.

Situated close to a variety of local amenities, including shops, cafes, and schools, this property offers the convenience of everything you need right at your doorstep. For those who commute, easy access to motorway links ensures a smooth journey to nearby towns and cities.

This property caters to a range of needs and would best suit a professional couple or small family. Don't miss the chance to make this house your new rental home and experience the best of Great Harwood living.

Some photos have been virtually staged to help you envision your new rental home. Contact our Lettings team for any further inquiries and a member of our team will be on hand to help.

# Windsor Road, Great Harwood, BB6 7RR

## £850

 2  1  2  C

- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Two Spacious Bedrooms
- Three Piece Bathroom
- Fully Refurbished
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Rating: A

### Ground Floor

**Vestibule**  
3'1 x 3'2 (0.94m x 0.97m)  
UPVC double glazed frosted entrance door, coving, tiled floor and door to hall.

**Hall**  
11'7 x 3'3 (3.53m x 0.99m)  
Central heating radiator, coving, wood effect flooring, stairs to first floor and door to reception room one.

**Reception Room One**  
14'3 x 14'3 (4.34m x 4.34m)  
UPVC double glazed window, central heating radiator, coving, under stairs storage, wood effect floor, open access to reception room two and door to kitchen.

**Reception Room Two**  
11'5 x 10'6 (3.48m x 3.20m)  
UPVC double glazed window, central heating radiator, coving and dado rail.

**Kitchen**  
15'11 x 7'6 (4.85m x 2.29m)  
Two UPVC double glazed windows, central heating radiator, loft access, wall and base units, wood effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, four ring induction hob, extractor hood, dishwasher, plumbing for washing machine, space for fridge freezer  
UPVC double glazed frosted door to rear.

### First Floor

**Landing**  
8'4 x 6'6 (2.54m x 1.98m)

**Bedroom One**  
14'3 x 11'6 (4.34m x 3.51m)

**Bedroom Two**  
14'6 x 7'6 (4.42m x 2.29m)

**Family Bathroom**  
9'4 x 6'5 (2.84m x 1.96m)

### External

**Front**  
Courtyard with paving and bedding area.

**Rear**  
Enclosed yard and bedding areaa.



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