



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

Grimshaw Street, Blackburn, BB6 7AP

£130,000

THE PERFECT FAMILY HOME

Situated on Grimshaw Street in the charming town of Great Harwood, Blackburn, this exquisite mid-terraced house is a true gem. Having been presented and updated to the highest standard, the property boasts immaculate presentation that is sure to impress.

As you step inside, you will be greeted by modern fixtures and fittings that enhance the stylish interiors. The neutral decoration throughout creates a warm and inviting atmosphere, making it easy for you to envision your own personal touch. With three generously sized bedrooms, this home is perfectly suited for families seeking comfort and space.

One of the standout features of this property is the generously sized garden at the rear, providing a wonderful outdoor space for relaxation and play. Additionally, the fantastic outbuilding offers versatile options, whether you wish to use it as a workshop, studio, or extra storage.

This home is a complete blank canvas, ready for you to move straight in and make it your own. With its prime location and exceptional presentation, this property is not to be missed. Come and discover the perfect family home that awaits you in Great Harwood.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Grimshaw Street, Blackburn, BB6 7AP
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3 1 2 D

- Tenure Leasehold
- On Street Parking
- Ideal First Time Buy Or Family Home
- Enclosed Rear Yard
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Viewing Essential
- EPC Rating D
- Two Spacious Reception Rooms
- Easy Access To Major Network Links

Ground Floor

Entrance Vestibule

3'8 x 3'3 (1.12m x 0.99m)

Reception Room One

14'11 x 13'7 (4.55m x 4.14m)

Reception Room Two

13'7 x 13'4 (4.14m x 4.06m)

Kitchen

17'9 x 5'10 (5.41m x 1.78m)

First Floor

Landing

18'10 x 5'3 (5.74m x 1.60m)

Bedroom One

13'7 x 9'6 (4.14m x 2.90m)

Bedroom Two

12'2 x 7'11 (3.71m x 2.41m)

Bedroom Three

17'9 x 5'10 (5.41m x 1.78m)

Bathroom

7'11 x 6'4 (2.41m x 1.93m)

External

Outbuilding

21'1 x 10'6 (6.43m x 3.20m)

