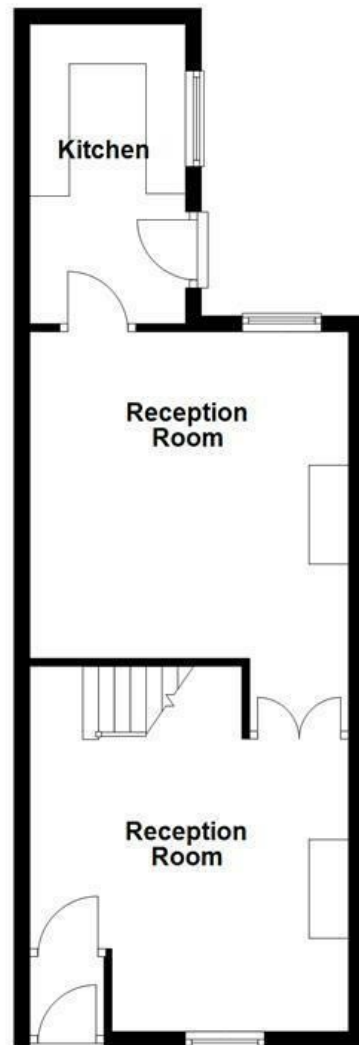


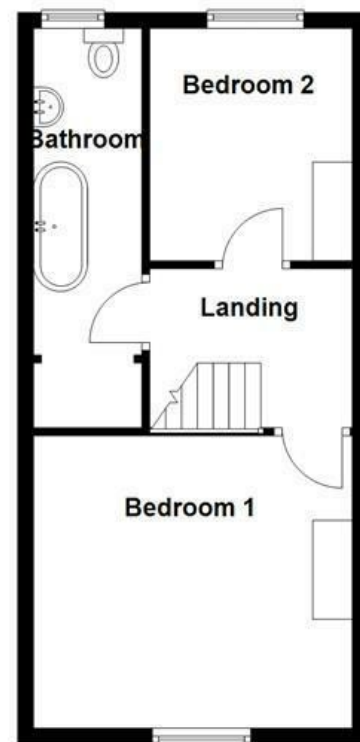
### Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>65</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Moss Street, Great Harwood, BB6 7EY

### Offers Over £125,000

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY

Located in the charming area of Great Harwood, Blackburn, this delightful mid-terrace house on Moss Street presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two well-proportioned bedrooms, providing ample space for a small family or individuals seeking a comfortable living environment.

One of the standout features of this home is the stunning family bathroom, which is elegantly designed and includes a luxurious free-standing bath, perfect for unwinding after a long day. The house also offers two inviting living areas, allowing for versatile use of space, whether for entertaining guests or enjoying quiet evenings at home.

The fitted kitchen is practical and functional, catering to all your culinary needs, while the rear yard provides a private outdoor space, ideal for summer barbecues or simply enjoying a morning coffee in the fresh air.

Situated in a desirable location, this property is conveniently close to local amenities, schools, and parks, making it an ideal choice for those looking to settle in a friendly community. With its appealing features and prime location, this home is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house on Moss Street is sure to impress.

Moss Street, Great Harwood, BB6 7EY

Offers Over £125,000

 2  1  2  D

- Mid Terrace Property
  - Two Reception Rooms
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Three Piece Bathroom
  - Leasehold
- Fitted Kitchen
  - Enclosed Rear Yard
  - Council Tax Band A

Ground Floor

Entrance Vestibule

3'1 x 3'1 (0.94m x 0.94m)

Reception Room One

16'7 x 13'8 (5.05m x 4.17m)

Reception Room Two

16'7 x 13'8 (5.05m x 4.17m)

Kitchen

12'5 x 6'6 (3.78m x 1.98m)

First Floor

Landing

7'10 x 6'1 (2.39m x 1.85m)

Bedroom One

13'8 x 12'2 (4.17m x 3.71m)

Bedroom Two

9'8 x 8'5 (2.95m x 2.57m)

Bathroom

13'3 x 5'5 (4.04m x 1.65m)



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