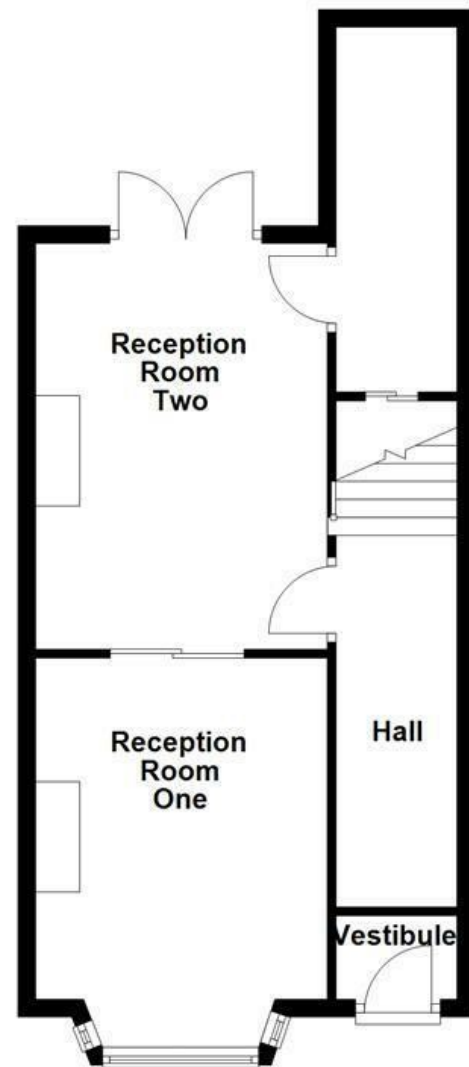
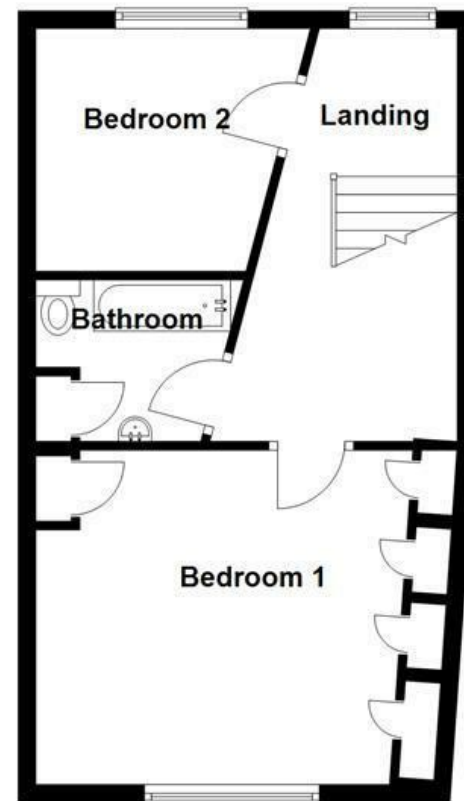



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Railway Terrace, Great Harwood, BB6 7EQ

£110,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located in the charming area of Railway Terrace in Great Harwood, Blackburn, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The two well-proportioned bedrooms provide ample space for a small family or professionals seeking a comfortable living environment.

The family bathroom is thoughtfully designed, ensuring practicality for everyday use. The large kitchen is a standout feature, providing plenty of room for culinary creativity and family gatherings. Its generous size allows for a dining area, making it a central hub for family life.

One of the highlights of this property is the low-maintenance rear yard, which offers a private outdoor space for enjoying the fresh air without the burden of extensive upkeep. This feature is particularly appealing for those who appreciate outdoor living but prefer to spend their time enjoying rather than maintaining their garden.

Situated in an enviable location, this home benefits from the amenities of Great Harwood, including local shops, schools, and parks, all within easy reach. This property presents an excellent opportunity for first-time buyers or those looking to downsize, combining practicality with a welcoming atmosphere. Do not miss the chance to make this lovely house your new home.

Railway Terrace, Great Harwood, BB6 7EQ

£110,000

 2  1  2  E

- Tenure Freehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Ideal Investment Opportunity Or First Time Buy
- Ample Rear Garden Space
- EPC Rating E
- Bursting With Potential
- Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood frosted door to vestibule.

Vestibule

4'6 x 3'2 (1.37m x 0.97m)

Coving, tiled effect lino, meter cupboard and door to hall.

Hall

11'4 x 3,3 (3.45m x 0.91m,0.91m)

Central heating radiator, coving, stairs to first floor, doors to reception room one and reception room two.

Reception Room One

12'8 x 10'10 (3.86m x 3.30m)

Hard wood double glazed bay window, central heating radiator, coving, gas fire with decorative surround, two feature wall lights and double doors leading to reception room two.

Reception Room Two

15'1 x 11'2 (4.60m x 3.40m)

UPVC double glazed French doors to rear, central heating radiator, coving, two feature wall lights, gas fire with decorative surround and door to kitchen.

Kitchen

13'6 x 7'2 (4.11m x 2.18m)

Two UPVC double glazed windows, UPVC double glazed frosted door to rear, central heating radiator, panel wall and base units, laminate work tops, stainless steel sink and drainer, space for freestanding oven, plumbed for washing machine, space for fridge freezer, partial wood panel elevation and loft access.

First Floor

Landing

14'8 x 4'9 (4.47m x 1.45m)

UPVC double glazed frosted window, loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

12'10 x 12'7 (3.91m x 3.84m)

UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Two

9'10 x 8'11 (3.00m x 2.72m)

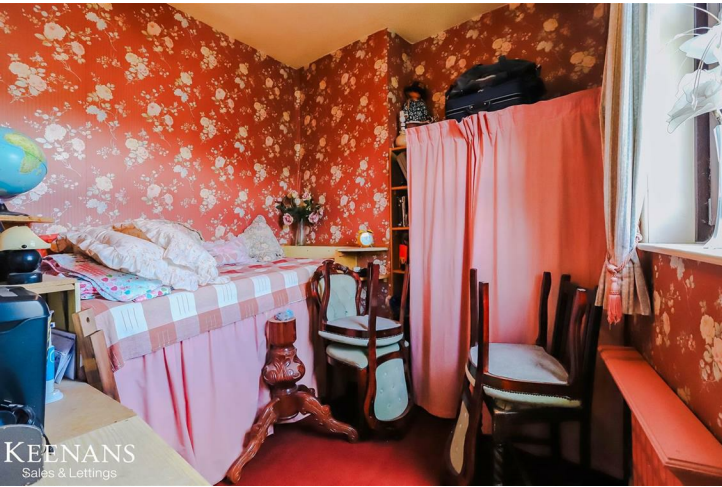
UPVC double glazed window and central heating radiator.

Bathroom

9'6 x 5'7 (2.90m x 1.70m)

Dual flush WC, pedestal wash basin, panel bath, overhead electric feed shower, coving, storage, part tiled elevation and extractor fan.

External



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