



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	73
(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.

Blackburn Road, Great Harwood, BB6 7DZ

£190,000

AN IMPRESSIVE FAMILY HOME IN GREAT HARWOOD

Nestled on Blackburn Road in the charming town of Great Harwood, this semi-detached house presents an exciting renovation project, perfect for families seeking a home with ample potential. Boasting three spacious reception rooms, this property offers a wealth of space for both relaxation and entertainment. The four well-proportioned bedrooms provide comfortable living quarters, ensuring that every family member has their own sanctuary.

With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The property's layout allows for creative reimagining, making it an ideal canvas for those looking to put their personal touch on their new home.

Situated in a fantastic location, this house benefits from the vibrant community of Great Harwood, known for its friendly atmosphere and local amenities. Families will appreciate the nearby schools, parks, and shops, all within easy reach.

This property is not just a house; it is a place where memories can be made and cherished. With its generous space and promising potential, it is an opportunity not to be missed. Whether you are looking to create your dream family home or invest in a property with great prospects, this semi-detached house on Blackburn Road is ready to welcome you.

Blackburn Road, Great Harwood, BB6 7DZ

£190,000

 4  2  3  D

- Impressive Semi Detached Property
- Spread Across Three Floors
- On Street Parking
- EPC Rating D
- Four Bedrooms
- Original Features Throughout
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Gardens
- Council Tax Band C

Ground Floor

Entrance Vestibule

5'1 x 3'6 (1.55m x 1.07m)

Hallway

25' x 4'10 (7.62m x 1.47m)

Reception Room One

13'7 x 13' (4.14m x 3.96m)

Reception Room Two

15'2 x 13'1 (4.62m x 3.99m)

Kitchen/Dining Area

23'7 x 11'3 (7.19m x 3.43m)

Inner Hall

8'7 x 3' (2.62m x 0.91m)

WC/Utility

7'6 x 6'9 (2.29m x 2.06m)

Reception Room Three

13'4 x 10'6 (4.06m x 3.20m)

First Floor

Landing

Bedroom One

12'2 x 11'1 (3.71m x 3.38m)

En Suite

4'1 x 4' (1.24m x 1.22m)

Bedroom Two

13'10 x 10'11 (4.22m x 3.33m)

Bedroom Three

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

Bedroom Four

13'1 x 7'10 (3.99m x 2.39m)

Bathroom

7'6 x 7'2 (2.29m x 2.18m)

Second Floor

Attic Room

18'8 x 8'4 (5.69m x 2.54m)



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