



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Harwood Road, Blackburn, BB1 4DH

### Offers Over £120,000

ENVIABLE THREE BEDROOM MID TERRACE HOME

Located in the heart of Rishton, Blackburn, this charming mid-terrace house on Harwood Road is being welcomed to the sales market. It presents an excellent opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property is ideal for those looking to settle in a friendly community.

The modern kitchen is a standout feature, providing a stylish and functional space for culinary enthusiasts. It seamlessly connects to two spacious reception rooms, perfect for entertaining guests or enjoying family time. The layout of the ground floor allows for a warm and inviting atmosphere, making it easy to create lasting memories.

One of the highlights of this property is the large rear yard, which offers ample outdoor space for children to play or for hosting summer barbecues. Additionally, the yard includes a shed for storage, ensuring that your outdoor equipment and belongings are kept neatly organised.

Situated in a good town location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for families and commuters alike. This property truly embodies the essence of a great family home, combining modern living with the charm of a traditional terrace. Don't miss the chance to make this delightful house your new

# Harwood Road, Blackburn, BB1 4DH

Offers Over £120,000



- Three Bedrooms
- On Street Parking
- Fitted Kitchen And Three Piece Shower Room
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Viewing Essential
- Ample Rear Yard Space
- EPC Rating D
- Two Spacious Reception Rooms
- Ideal Home For Small Family

## Ground Floor

### Entrance

Hard wood door to vestibule.

### Vestibule

4'9" x 3'4" (1.45m x 1.04m)

Coving and door to hall.

### Hall

10'4" x 3'4" (3.15m x 1.04m)

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

### Reception Room One

12'2" x 10'2" (3.73m x 3.12m)

UPVC double glazed window, central heating radiator, coving and gas fire with surround.

### Reception Room Two

13'10" x 12'9" (4.24m x 3.89m)

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

### Kitchen

13'8" x 6'9" (4.19m x 2.06m)

Two UPVC double glazed windows, central heating radiator, hard wood door to rear, gloss wall and base units, marble effect work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, part tiled elevation and lino flooring.

## First Floor

### Landing

9'3" x 6'0" (2.84m x 1.83m)

Loft hatch, smoke alarm, doors to three bedrooms and shower room.

### Bedroom One

14'0" x 12'0" (4.27m x 3.66m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

9'6" x 6'11" (2.92m x 2.13m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'6" x 6'11" (2.90m x 2.11m)

UPVC double glazed window and central heating radiator.

### Shower Room

8'11" x 4'1" (2.72m x 1.27m)

Enclosed electric feed shower, pedestal wash basin, low flush WC, central heating radiator, part tiled elevation, extractor fan and lino flooring.

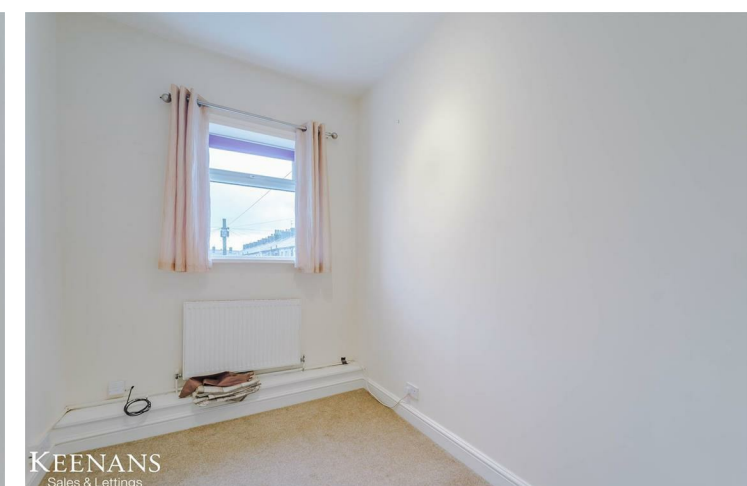
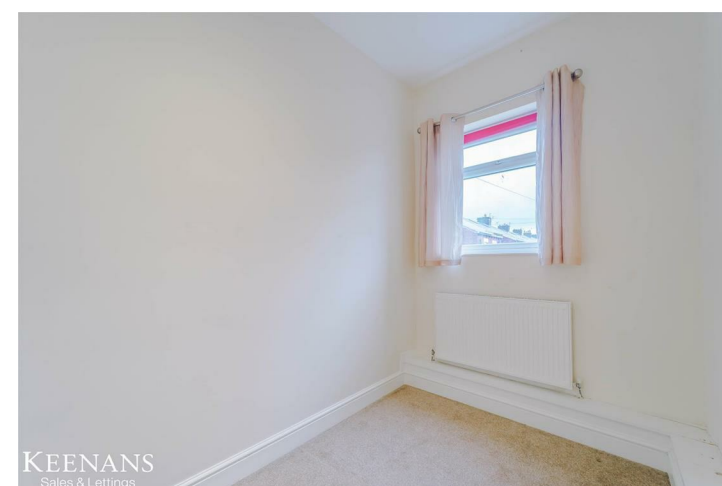
### External

#### Rear

Enclosed yard, stone chippings, timber shed and gate to shared access road.

#### Front

Enclosed courtyard with stone chippings.



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