



Blackburn Road, Great Harwood, BB6 7DZ
£190,000

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.

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 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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