



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.

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		

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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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