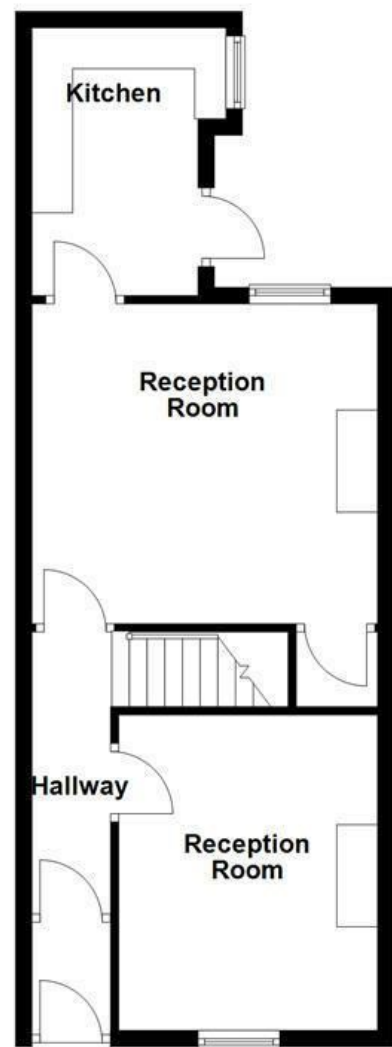
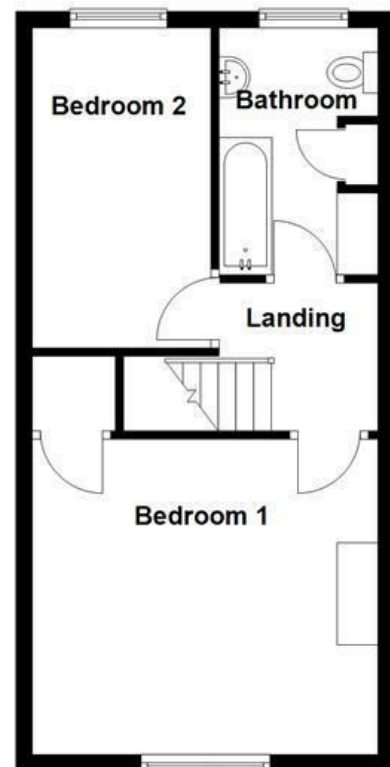


Ground Floor



First Floor



## Croft Street, Great Harwood, BB6 7EX

£114,950

FULLY RENOVATED TWO BEDROOM MID TERRACE PROPERTY

Situated on Croft Street in Great Harwood, Blackburn, this beautifully renovated mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest.

The contemporary fitted kitchen is a highlight, designed to meet the needs of modern living while offering a stylish space for culinary creativity. The house features two inviting living areas, perfect for entertaining guests or enjoying quiet family time.

Completing this delightful home is a fully renovated family bathroom, ensuring comfort and convenience for all residents. The rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.

Situated in a sought-after location, this property is sold with no chain, making it an attractive option for those looking to move in swiftly. With its blend of modern amenities and classic charm, this home on Croft Street is not to be missed.

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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.

# Croft Street, Great Harwood, BB6 7EX

£114,950



- Recently Renovated Property
- Two Reception Rooms
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'4 x 3'2 (1.32m x 0.97m)

### Hallway

12'2 x 3'2 (3.71m x 0.97m)

### Reception Room One

12'8 x 10'5 (3.86m x 3.18m)

### Reception Room Two

14' x 12'10 (4.27m x 3.91m)

### Kitchen

10'9 x 6'8 (3.28m x 2.03m)

## First Floor

### Landing

6'5 x 6'4 (1.96m x 1.93m)

### Bedroom One

13'11 x 12'9 (4.24m x 3.89m)

### Bedroom Two

13'3 x 7'3 (4.04m x 2.21m)

### Bathroom

9'11 x 6'5 (3.02m x 1.96m)



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