



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

James Street, Great Harwood, BB6 7JH

Offers In The Region Of £99,950

AN IDYLIC END TERRACED PROPERTY

Nestled in the highly sought-after area of Great Harwood, this enviable end terraced house on James Street presents an exceptional opportunity for potential buyers. With an abundance of indoor space, the property boasts two generously sized double bedrooms and two inviting living areas, making it ideal for small families or couples seeking a comfortable home.

This residence is a complete blank canvas, allowing you to infuse your personal style and preferences into every corner. Once updated, it promises to be a delightful sanctuary that reflects your unique taste. The property is available with no chain delay, ensuring a smooth transition for those eager to make it their own.

Convenience is at your doorstep, as the location offers easy access to local bus routes, schools, and a variety of amenities. Additionally, the property is well-connected to Blackburn, Accrington, and Clitheroe, along with major motorway links, making commuting a breeze.

This house is not just a home; it is a fantastic investment opportunity that should not be overlooked. Whether you are looking to settle down or seeking a promising property to enhance your portfolio, this charming end terraced house is truly a gem waiting to be discovered.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

James Street, Great Harwood, BB6 7JH

Offers In The Region Of £99,950



- Tenure Freehold
 - On Street Parking
 - Ideal First Time Buy Or Investment Opportunity
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating TBC
 - Abundance Of Indoor Space
 - Easy Access To Major Network Links

Ground Floor

Entrance
UPVC double glazed leaded door to vestibule.

Vestibule
4'2 x 4' (1.27m x 1.22m)
Coving, dado rail, tiled elevation, meter cupboard and hard wood single glazed frosted door to hall.

Hall
11'11 x 4' (3.63m x 1.22m)
UPVC double glazed leaded window, central heating radiator, coving, corbel, smoke alarm, dado rail, wood panel elevation, doors to two reception rooms and stairs to first floor.

Reception Room One
13'4 x 12'6 (4.06m x 3.81m)
UPVC double glazed leaded window, central heating radiator, coving and television point.

Reception Room Two
15'7 x 13'8 (4.75m x 4.17m)
Hard wood double glazed window, central heating radiator, coving, gas fire, tiled hearth and surround, television point and hard wood single glazed frosted door to kitchen.

Kitchen
18'9 x 10'2 (5.72m x 3.10m)
UPVC double glazed frosted box window, central heating radiator, range of wood effect wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, under stairs storage and hard wood single glazed frosted door to utility room.

Utility Room
7'9 x 7'2 (2.36m x 2.18m)
UPVC double glazed frosted window, plumbed for washing machine, space for fridge freezer, UPVC double glazed roof, two taps, tiled effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
15'7 x 5'5 (4.75m x 1.65m)
UPVC double glazed leaded window, loft access, smoke alarm, over stairs storage, doors to two bedrooms and bathroom.

Bedroom One
16'10 x 13'4 (5.13m x 4.06m)
UPVC double glazed leaded window, gas heater and central heating radiator.

Bedroom Two
15'9 x 11'2 (4.80m x 3.40m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom
12' x 8'4 (3.66m x 2.54m)
UPVC double glazed frosted leaded window, central heating radiator, pedestal wash basin, low flush WC, panel bath with electric feed shower, tiled elevation, integrated linen cupboard and main combi boiler.

External
Rear
Enclosed yard with bedding area.

Front
Courtyard.

