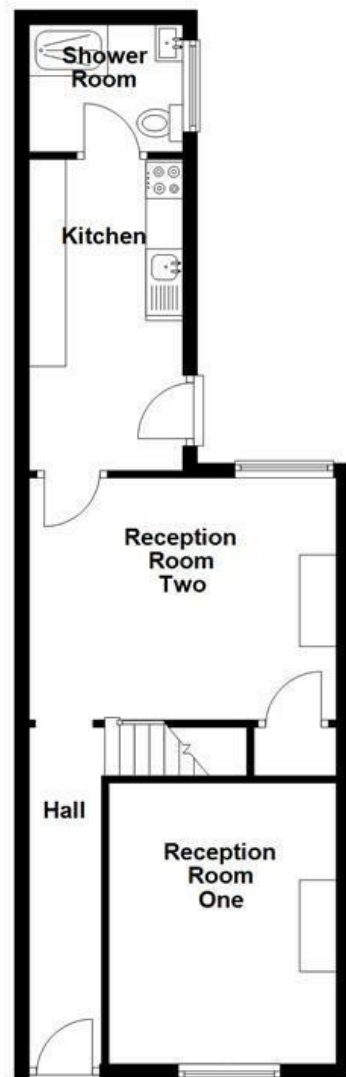


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(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.

Clayton Street, Great Harwood, BB6 7AQ

Offers Over £95,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY IN A SOUGHT AFTER LOCATION

In the heart of Great Harwood, this charming terraced house on Clayton Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious bedrooms, providing ample room for relaxation and rest. The two large reception rooms offer versatile spaces that can be tailored to your lifestyle, whether you envision a cosy living area or a vibrant entertaining space.

The modern kitchen is designed with functionality in mind, featuring contemporary fittings that make cooking a delight. Additionally, the stylish shower room adds a touch of luxury to your daily routine.

One of the standout features of this property is the low-maintenance rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep. This outdoor space is ideal for summer barbecues or simply unwinding after a long day.

Situated in a great town centre location, residents will benefit from easy access to local amenities, shops, and transport links, making daily life convenient and enjoyable. This property is not only a wonderful home but also a promising investment opportunity in a thriving community.

In summary, this terraced house on Clayton Street is a delightful blend of comfort, modernity, and practicality, making it an ideal choice for those looking to establish themselves in Great Harwood.

Clayton Street, Great Harwood, BB6 7AQ

Offers Over £95,000

**2****1****2****E**

- Tenure Leasehold
 - On Street Parking
 - Ideal First Time Buy Or Investment Opportunity
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Double Bedrooms
 - Viewing Essential
- EPC Rating E
 - Contemporary Fitted Kitchen And Wet Room
 - Enclosed Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

14'7 x 3'3 (4.45m x 0.99m)

Wood effect laminate flooring, door to reception room one, open doorway to reception room two and stairs to first floor.

Reception Room One

12'9 x 10'2 (3.89m x 3.10m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Reception Room Two

13'11 x 10'10 (4.24m x 3.30m)

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

Kitchen

13'11 x 6'11 (4.24m x 2.11m)

UPVC double glazed window, smoke alarm, range of gloss wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, integrated oven four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, tiled floor, door to wet room and UPVC double glazed door to rear.

Wet Room

6'10 x 5'8 (2.08m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower and rinse head, tiled elevation, extractor fan and tiled floor.

First Floor

Landing

2'8 x 2'6 (0.81m x 0.76m)

Doors to two bedrooms.

Bedroom One

14'5 x 12'10 (4.39m x 3.91m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'5 x 10'7 (4.39m x 3.23m)

UPVC double glazed window, central heating radiator and two storage cupboards.

External

Rear

Enclosed yard with artificial grass, decked area, stone chippings and gate to shared access road.



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