

## Arthur Street, Great Harwood, BB6 7RU

### Offers Over £140,000

AN EXCEPTIONAL END TERRACED PROPERTY


Nestled on Arthur Street in the charming town of Great Harwood, Blackburn, this exquisite end terraced house is a true gem. Having been presented and updated to the highest standard, this property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

The heart of the home features an open plan kitchen and living area, designed to foster a warm and inviting atmosphere. The added utility extension enhances functionality, ensuring that daily tasks are a breeze. Stylish interiors throughout the property reflect a keen eye for detail and a commitment to quality, making it a credit to the current owners.

Conveniently located within the heart of Great Harwood, this home is just a stone's throw away from a variety of local amenities, including shops, schools, and parks. This prime location not only offers ease of access to everyday necessities but also fosters a sense of community.

This property is truly the perfect family home, ready for you to move straight in and start creating lasting memories. With its blend of modern updates and classic charm, it is sure to appeal to those looking for a stylish and comfortable living space. Don't miss the opportunity to make this delightful house your new home.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E	46		
(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.

# Arthur Street, Great Harwood, BB6 7RU

Offers Over £140,000



- End Terraced Property
- Modern Fitted Kitchen
- On Street Parking
- Tenure - Leasehold
- Three Well Proportioned Bedrooms
- Utility Extension
- EPC Rating - E
- Open Plan Living Space
- Central Location
- Council Tax Band - A

## Ground Floor

### Entrance Vestibule

3'11 x 3'9 (1.19m x 1.14m)

### Hall

3'11 x 2'7 (1.19m x 0.79m)

### Reception Room One

13'10 x 12'3 (4.22m x 3.73m)

### Kitchen

15'4 x 8'6 (4.67m x 2.59m)

### Utility Room

8'9 x 3'10 (2.67m x 1.17m)

### Reception Room Two

16'2 x 14'5 (4.93m x 4.39m)

## First Floor

### Landing

9'2 x 8'9 (2.79m x 2.67m)

### Bedroom One

16'2 x 11'3 (4.93m x 3.43m)

### Bedroom Two

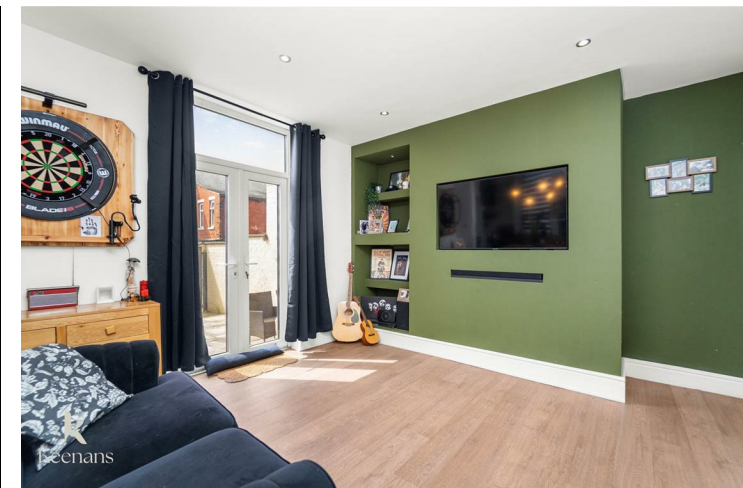
13'10 x 10'1 (4.22m x 3.07m)

### Bedroom Three

9'7 x 6'4 (2.92m x 1.93m)

### Bathroom

8'8 x 8'6 (2.64m x 2.59m)



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)