



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(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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George Street, Great Harwood, BB6 7JF

£100,000

AN ENVIABLE MID TERRACED PROPERTY

Nestled on George Street in the charming town of Great Harwood, Blackburn, this outstanding mid-terraced house is a true gem. Beautifully presented and meticulously maintained, this property offers a complete blank canvas, making it an ideal choice for first-time buyers or those seeking a rental investment.

Boasting two spacious double bedrooms and two inviting living areas, the home is designed for comfort and versatility. The fantastic kitchen extension adds a modern touch, providing ample space for culinary creativity and family gatherings. With no chain delay, this property is ready for you to move in and start making it your own.

The location is simply superb, situated just a stone's throw from the vibrant town centre, where you will find a variety of shops, cafes, and local amenities. Excellent bus routes and access to major network and motorway links ensure that commuting and exploring the surrounding areas is effortless.

Bursting with potential, this property is not to be missed. Whether you are looking to create your dream home or invest in a promising rental opportunity, this house on George Street is the perfect place to put your own stamp on. Embrace the chance to own a delightful property in a desirable location, where comfort and convenience meet.

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

George Street, Great Harwood, BB6 7JF
£100,000

 2  1  2  D

- Mid Terraced Property
 - Traditional Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule

4'8 x 3'3 (1.42m x 0.99m)
Composite double glazed frosted entrance door, wood effect laminate flooring and hardwood single glazed frosted door to hall.

Hall

10'2 x 3'3 (3.10m x 0.99m)
Central heating radiator, corbels, smoke alarm, wood effect laminate flooring, stairs to first floor and hardwood single glazed frosted floor to reception room two.

Reception Room Two

14'2 x 13'11 (4.32m x 4.24m)
UPVC double glazed window, central heating radiator, dado rial, electric wall mounted fire, TV point, wood effect laminate flooring, open access to reception room one and hardwood single glazed frosted door to kitchen.

Reception Room One

14'6 x 10'5 (4.42m x 3.18m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, dado rail, integrated alcove storage, TV point and wood effect laminate flooring.

Kitchen

13'6 x 6'10 (4.11m x 2.08m)
UPVC double glazed window, central heating radiator, wood effect panel wall and base units, granite effect worktops, tiled splash backs, composite sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, Navien boiler (two years old), storage hatch, tiled floor and hardwood single glazed frosted door to utility room.

Utility Room

8'6 x 7'3 (2.59m x 2.21m)
UPVC double glazed frosted window, central heating radiator, granite effect worktops, space for dryer, tiled floor and hardwood single glazed door to rear.

First Floor

Landing

14'6 x 5'8 (4.42m x 1.73m)
Over stairs storage and doors to two bedrooms and bathroom.

Bedroom One

14'6 x 11'4 (4.42m x 3.45m)
UPVC double glazed window, central heating radiator, ceiling fan and fitted wardrobes.

Bedroom Two

11'3 x 8'11 (3.43m x 2.72m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

11'3 x 4'9 (3.43m x 1.45m)
UPVC double glazed frosted window, central heating radiator, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and electric feed shower over, PVC clad ceiling, part PVC clad elevations, part tiled elevations and tile effect lino flooring.

External

Rear

Enclosed paved yard and gated access to rear.

