



Windsor Road, Great Harwood, BB6 7RR

Offers Over £130,000

ENVIABLE TWO BEDROOM TERRACE PROPERTY IN A SOUGHT AFTER LOCATION

Welcome to Windsor Road! This delightful mid-terrace house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms and an added loft room, this property is ideal for small families or those seeking extra space for guests or a home office.

As you enter, you are welcomed by spacious reception rooms that boast an open-plan design, creating a warm and inviting atmosphere. The lounge features a charming log burner, perfect for cosy evenings in during the colder months. The modern kitchen is well-equipped, making it a joy to prepare meals and entertain friends and family.

Outside, the property benefits from both a rear and front yard, providing outdoor space for relaxation or gardening. This home is not only practical but also offers a sense of community, being situated in a friendly neighbourhood.

With its appealing features and convenient location, this property on Windsor Road is a wonderful opportunity for anyone looking to settle in Great Harwood. Don't miss the chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 **2**  **1**  **2**  **D**

- Tenure Leasehold
 - On Street Parking
 - Ideal Family home
 - Easy Access To Major Network Links
- Council Tax Band A
 - Viewing Essential
 - Enclosed Rear Yard
- EPC Rating D
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Velux window and fire place with brick surround.

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4'4 x 3'3 (1.32m x 0.99m)

Coving, door to hall.

Hall

10'7 x 3'3 (3.23m x 0.99m)

Coving, central heating radiator, wood effect flooring, doors to two reception rooms and stairs to first floor.

Reception Room Two

14'2 x 14'1 (4.32m x 4.29m)

Coving, two central heating radiators, wood effect flooring, door to kitchen, open to reception room one and UPVC double glazed French doors to rear.

Reception Room One

12'7 x 10'6 (3.84m x 3.20m)

UPVC double glazed bay window, central heating radiator, inset log burner, coving, television point, meter cupboard and wood effect flooring.

Kitchen

12'3 x 7'11 (3.73m x 2.41m)

UPVC double glazed window, panel wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven with four ring electric hob, stainless steel splash back, extractor hood, plumbed for washing machine, space for fridge freezer, loft access and wood effect flooring.

First Floor

Landing

7'6 x 5'11 (2.29m x 1.80m)

Smoke alarm, loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14'1 x 13'1 (4.29m x 3.99m)

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

Bedroom Two

14'2 x 11'4 (4.32m x 3.45m)

UPVC double glazed window, central heating radiator, storage, wood effect flooring and door to stairs to second floor loft room.

Bathroom

8'11 x 6'2 (2.72m x 1.88m)

Dual flush WC, pedestal wash basin, panel bath with mixer tap, part tiled elevation, tiled effect flooring and extractor fan.

Second floor

Loft Room

15'1 x 14'9 (4.60m x 4.50m)

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