



St. Huberts Road, Great Harwood, BB6 7DS

Offers Over £130,000

WELL APPOINTED TERRACED HOME

Welcome to St. Huberts Road, Great Harwood, Blackburn - a terraced house property that could be your next dream home! This spacious property boasts modern decor and appliances throughout, offering a perfect blend of style and functionality.

Situated in a convenient location, you'll have easy access to local amenities, making daily errands a breeze. This well-kept family home features an open plan reception room and kitchen, ideal for entertaining guests or simply relaxing with your loved ones.

Don't miss out on the opportunity to make this house your own - book a viewing today and envision the possibilities that await you at St. Huberts Road!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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- Tenure Leasehold
 - On Street Parking
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Mid Terraced Property
 - Viewing Essential
- EPC Rating D
 - Two Spacious Bedrooms
 - Enclosed Rear Yard

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

3'11 x 3' (1.19m x 0.91m)
Laminate flooring and door to hall.

Hall

10'1 x 3'3 (3.07m x 0.99m)
Central heating radiator, corbels, doors to reception room one, reception room two, stairs to first floor and laminate flooring.

Reception Room One

11'2 x 10'10 (3.40m x 3.30m)
UPVC double glazed sash window, central heating radiator, cornice coving, ceiling rose, gas fire, television point and laminate flooring.

Reception Room Two

15'6 x 13'2 (4.72m x 4.01m)
UPVC double glazed French doors to rear, central heating radiator, gas fire with decorative surround, television point, laminate flooring and open access to kitchen.

Kitchen

10'2 x 7'9 (3.10m x 2.36m)
UPVC double glazed frosted window, range of wall and base units, quartz work tops, inset stainless steel sink with drainage ridges and mixer tap, integrated double oven and microwave in a high rise unit, five ring gas hob with tiled splash back and extractor hood, plumbing for a washing machine, integrated fridge freezer, breakfast bar, loft hatch, door to utility and laminate flooring.

Utility

11'2 x 7'4 (3.40m x 2.24m)
Central heating radiator, corrugated roof, power, lighting and door to rear.

First Floor

Landing

6'11 x 6'4 (2.11m x 1.93m)
Loft access, doors to two bedrooms and bathroom.

Bedroom One

15'8 x 11' (4.78m x 3.35m)
UPVC double glazed sash window, upright central heating radiator, fitted wardrobes, coving and laminate flooring.

Bedroom Two

13'3 x 8'11 (4.04m x 2.72m)
UPVC double glazed window, central heating radiator, fitted wardrobes and laminate flooring.

Bathroom

9'2 x 6'4 (2.79m x 1.93m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, tiled elevation and laminate flooring.

External

Rear

Enclosed rear yard.

Front

Courtyard.



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