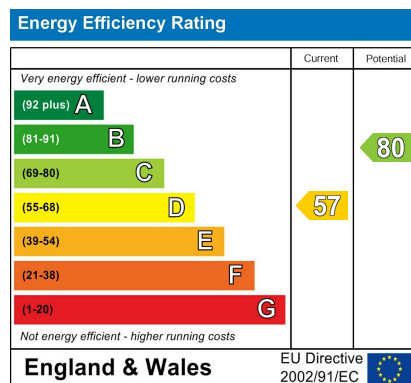


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.



Prospect Street, Great Harwood, BB6 7EG

£75,000

AN ENVIABLE INVESTMENT OPPORTUNITY

With an abundance of indoor space and bursting with potential, this fantastic three bedroom end terraced property is being proudly welcomed to the market in the highly regarded location of Great Harwood. Benefitting from spacious rooms, no chain delay and being a complete blank canvas, this property is the perfect investment opportunity for any investor to put their own stamp on to create the perfect family home! With two shower rooms, two reception rooms and three generously sized bedrooms, this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and Clitheroe.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a kitchen which guides you through to a wet room. The first floor comprises of doors on to three bedrooms with the third bedroom leading through to a shower room. Externally there is an enclosed yard to the rear with outbuilding.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Prospect Street, Great Harwood, BB6 7EG

£75,000

 3  2  2  D

- Tenure TBC
 - On Street Parking
 - Fitted Kitchen
 - Close Proximity To Amenities
- Council Tax Band A
 - No Chain Delay
 - Three Spacious Bedrooms
- EPC Rating: D
 - Two Three Piece Shower/Wet Rooms
 - Ideal Investment Opportunity

Ground Floor

Entrance

Via a UPVC double glazed front door to hall.

Hall

4'2 x 2'8 (1.27m x 0.81m)
Coving, doors to two reception rooms and stasirs to first floor.

Reception Room One

12'4 x 11'11 (3.76m x 3.63m)
UPVC double glazed window, central heating radiator, coving, picture rail, gas fire and television point.

Reception Room Two

13'5 x 13'2 (4.09m x 4.01m)
UPVC double glazed window, central heating radiator, gas fire, coving, ceiling rose, picture rail, two feature wall lights, television point, under stairs storage and doors to kitchen.

Kitchen

16'2 x 9'8 (4.93m x 2.95m)
Two UPVC double glazed frosted windows, central heating radiator, range of wood effect wall and base units, marble effect surface, tiled splash back, stainless steel sink and drainer, space for oven, space for fridge freezer, washing machine, coving, tiled effect floor and door to wet room.

Wet Room

11' x 5'4 (3.35m x 1.63m)
UPVC double glazed frosted window, Velux window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, full tiled elevation, extractor fan, lino floor and UPVC double glazed frosted door to rear.

First Floor

Landing

3' x 2'8 (0.91m x 0.81m)
Doors to three bedrooms.

Bedroom One

14'2 x 13'4 (4.32m x 4.06m)
UPVC double glazed window, central heating radiator, gas store heater and fitted wardrobe.

Bedroom Two

12'5 x 11'1 (3.78m x 3.38m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

10'6 x 7' (3.20m x 2.13m)
UPVC double glazed window, central heating radiator and door to shower room.

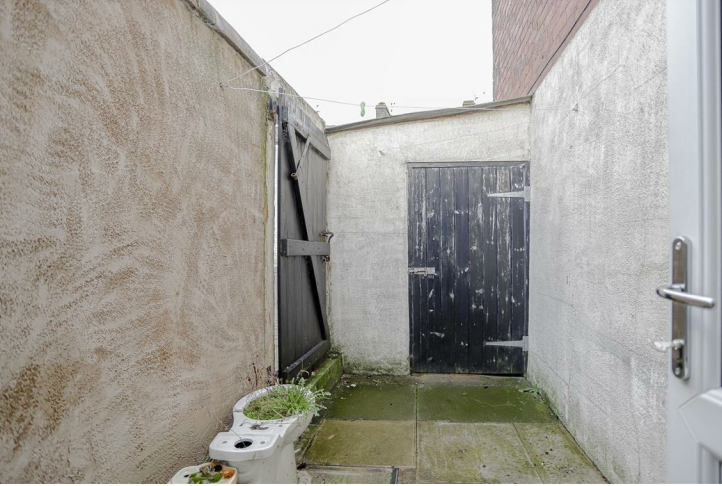
Shower room

8'8 x 5'7 (2.64m x 1.70m)
UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin, enclosed electric feed shower, part tiled elevation, extractor fan and tiled effect lino.

External

Rear

Enclosed yard.



Tel: 01254389384

www.keenans-estateagents.co.uk