



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

Offers Over £120,000

SPACIOUS MID TERRACED PROPERTY

Welcome to this mid terraced home located on James Street in the area of Great Harwood, Blackburn. This property is an ideal choice for first time buyers.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The modern decor throughout the home creates a warm and welcoming atmosphere, making it easy to envision yourself settling in. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for a peaceful retreat.

The bathroom is thoughtfully designed, offering both functionality and comfort. The home is equipped with modern appliances, ensuring that your daily routines are both convenient and efficient.

Situated close to local amenities, you will have easy access to shops, cafes, and parks, enhancing your lifestyle in this vibrant community. This property truly represents a wonderful opportunity for those looking to rent a contemporary home in a friendly neighbourhood.

Do not miss the chance to make this lovely house your new home.

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Offers Over £120,000



- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Spacious Mid Terraced Property
- Contemporary Fitted Kitchen And Three Piece Shower Room
- EPC Rating D
- Two Reception Rooms
- Enclosed Ample Sized Rear Yard Space Room

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

4'3 x 3'2 (1.30m x 0.97m)

Door leading to reception room one.

Reception Room One

14'6 x 11'6 (4.42m x 3.51m)

UPVC double glazed window, central heating radiator, LED spotlights and open access to reception room two.

Reception Room Two

14'7 x 13'10 (4.45m x 4.22m)

UPVC double glazed window, central heating radiator, LED spotlights, under stairs storage, door to kitchen and door to stairs to first floor.

Kitchen

12'6 x 7' (3.81m x 2.13m)

Two UPVC double glazed windows, upright central heating radiator, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring induction hob, composite splash back, extractor hood, plumbed for washing machine, dryer, integrated fridge freezer, LED spotlights, part tiled elevation, vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

7'3 x 6'3 (2.21m x 1.91m)

Doors to two bedrooms and shower room.

Bedroom One

14'7 x 12'3 (4.45m x 3.73m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14' x 7'9 (4.27m x 2.36m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

9'7 x 6'1 (2.92m x 1.85m)

UPVC double glazed frosted window, central heating towel

rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure with rinse head, part part tiled elevation, storage and vinyl flooring.

External

Enclosed rear yard with gate to shared access road.



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