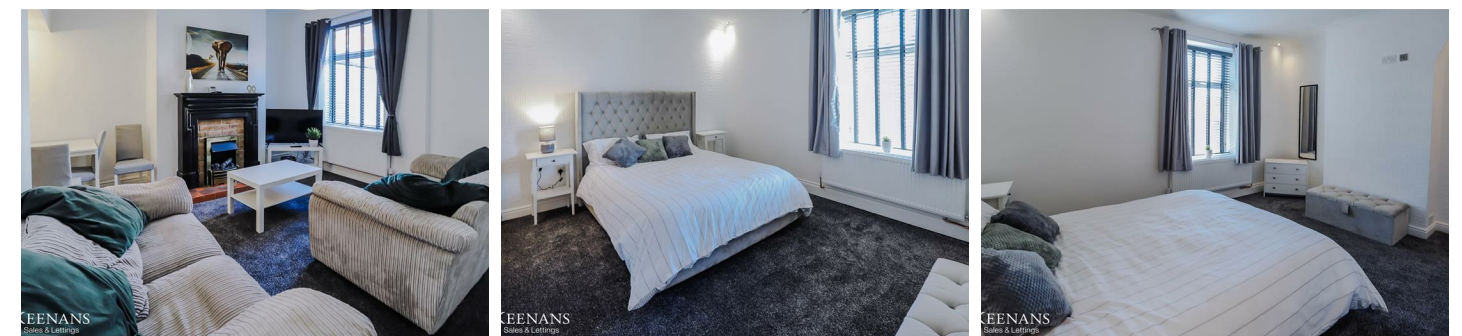
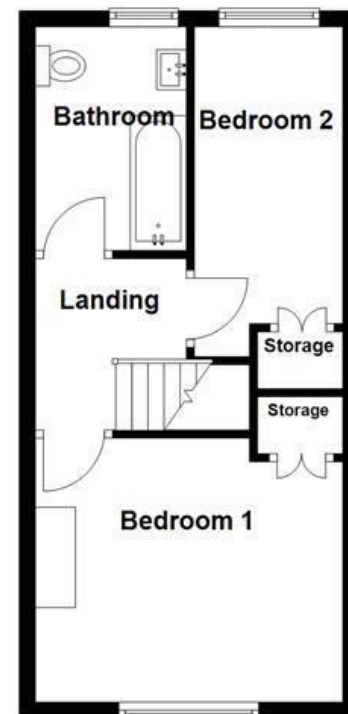


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Water Street, Great Harwood, BB6 7QR

### £129,950

STUNNING TWO BEDROOM TERRACE PROPERTY

Situated in the area of Water Street, Great Harwood, Blackburn, this delightful two-bedroom house offers a perfect blend of modern living and traditional character. Recently renovated, the property boasts a spacious layout that is ideal for both relaxation and entertaining.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for family gatherings or quiet evenings in. The thoughtful renovations have enhanced the home's appeal, ensuring a comfortable and stylish environment throughout.

The two well-proportioned bedrooms offer a peaceful retreat, making it easy to unwind after a long day. The property is situated in a great location, providing easy access to local amenities, parks, and transport links, making it an ideal choice for families and professionals alike.

This house is not just a place to live; it is a home that invites you to create lasting memories. With its spacious interiors and prime location, it presents a wonderful opportunity for those seeking a blend of comfort and convenience in Great Harwood. Do not miss the chance to make this charming property your own.



# Water Street, Great Harwood, BB6 7QR

## £129,950

 2  1  2  D

- Tenure Leasehold
  - On Street Parking
  - Ideal First Time Buy
  - Close Proximity To Local Amenities
- Council Tax BandA
  - Two Generously Sized Bedrooms
  - Enclosed Rear yard Space
- EPC Rating D
  - Viewing Essential
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite dfouble glazed door to vestibule.

#### Vestibule

5'1 x 3'3 (1.55m x 0.99m)  
Coving, meter box and door to hall.

#### Hall

9'2 x 3'3 (2.79m x 0.99m)  
Coving, central heating radiator, doors to two reception rooms and stairs to first floor.

#### Reception Room One

10'9 x 9' (3.28m x 2.74m)  
UPVC double glazed window, central heating radiator, log burner and coving.

#### Reception Room Two

14'3 x 13'3 (4.34m x 4.04m)  
UPVC double glaze window, central heating radiator, coving, television point, electric fire with decorative surround, television point and door to kitchen.

#### Kitchen

14'1 x 6'8 (4.29m x 2.03m)  
UPVC double glazed window, range of wall and base units with under unit lighting, granite effect surface, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, access to integrated Glow Worm boiler, loft access, spotlights, wood effect laminate flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

7'2 x 6'2 (2.18m x 1.88m)  
Loft access, smoke alarm, spotlights, doors to two bedrooms and bathroom.

#### Bedroom One

14'1 x 10'10 (4.29m x 3.30m)  
UPVC double glazed window, central heating radiator, storage, spotlights and coving.

#### Bedroom Two

12'11 x 7'3 (3.94m x 2.21m)  
UPVC double glazed window, central heating radiator and storage.

#### Bathroom

8'6 x 6'6 (2.59m x 1.98m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC panel elevation and wood effect laminate flooring.

### External

### Rear

Enclosed paved yard, decking and gate to shared access road.



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