



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

Windsor Road, Great Harwood, BB6 7RR

Offers Over £135,000

AN EXCEPTIONAL TWO DOUBLE BEDROOM MID TERRACED PROPERTY

Having been updated and presented to the highest standard throughout with modern fixtures and fittings, stylish decor and spacious rooms, this impressive two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Great Harwood. With scenic views to the front, two reception rooms and two double bedrooms, this property is the perfect home for a small family or couple to move straight into! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Accrington, Blackburn and Clitheroe. The property has been a credit to the current owners who have maintained and presented the property to an immaculate standard throughout.

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 modern fitted kitchen. The first floor comprises of doors on to two double bedrooms and a modern three-piece bathroom suite. Externally there is an enclosed yard to the rear and garden to the front.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Windsor Road, Great Harwood, BB6 7RR

Offers Over £135,000



- Gorgeous Mid Terraced Property
- Two Bright Bedrooms
- On Street Parking
- EPC Rating Is TBC
- Two Spacious Living Areas
- Three Piece Bathroom Suite
- Council Tax Band Is A
- Fitted Kitchen
- Rear Yard
- Leasehold Property

Ground Floor

Entrance

Enter via a composite double glazed door leading into the vestibule.

Vestibule

3'06 x 3'01 (1.07m x 0.94m)

Coving to the ceiling, hardwood single glazed frosted front door leading into the hall.

Hall

11'09 x 3'03 (3.58m x 0.99m)

Central heating radiator, smoke alarm, wood effect flooring, doors leading to two reception rooms and stairs leading up to the first floor.

Reception Room One

11'11 x 9'05 (3.63m x 2.87m)

UPVC double glazed window, central heating radiator, integrated alcove shelving, television point, meter cupboard, wood effect flooring.

Reception Room Two

13'11 x 12'11 (4.24m x 3.94m)

UPVC double glazed window, central heating radiator, television point, understairs storage, door leading to the kitchen.

Kitchen

15 x 6'08 (4.57m x 2.03m)

UPVC double glazed window, central heating radiator, range of white wall and base units with marble effect surfaces, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for a fridge freezer, plumbing for washing machine, tiled flooring.

First Floor

Landing

6'06 x 6 (1.98m x 1.83m)

Loft access, spotlights, doors leading to two bedrooms and a bathroom.

Bedroom One

11'11 x 13'09 (3.63m x 4.19m)

UPVC double glazed window, central heating radiator, spotlights, television point, over stairs storage.

Bedroom Two

13'02 x 7'07 (4.01m x 2.31m)

UPVC double glazed window, central heating radiator, coving to the ceiling, over stairs storage.

Bathroom

9'06 x 5'10 (2.90m x 1.78m)

UPVC double glazed frosted window, heated towel rail, panelled bath with direct feed rainfall shower head and rinse head, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations, spotlights, extractor fan, integrated linen cupboard, tiled flooring.

Externally

Front

Garden fronted.

Rear

Yard.



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