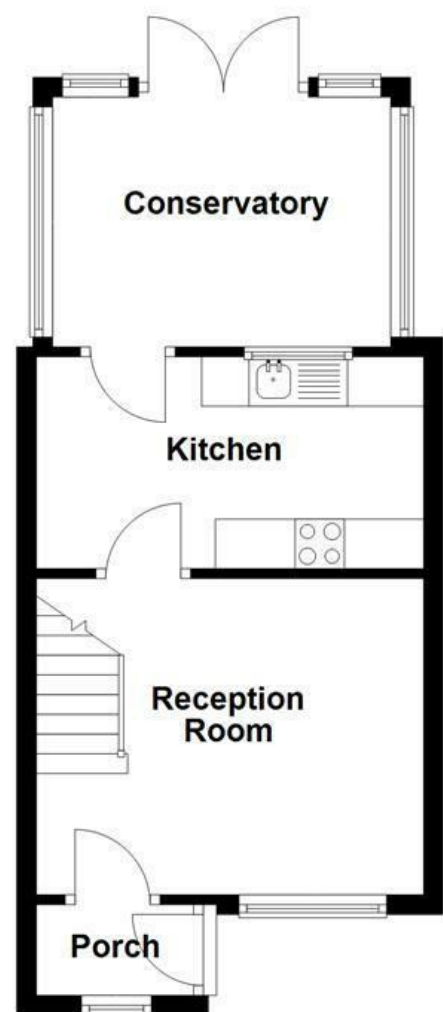
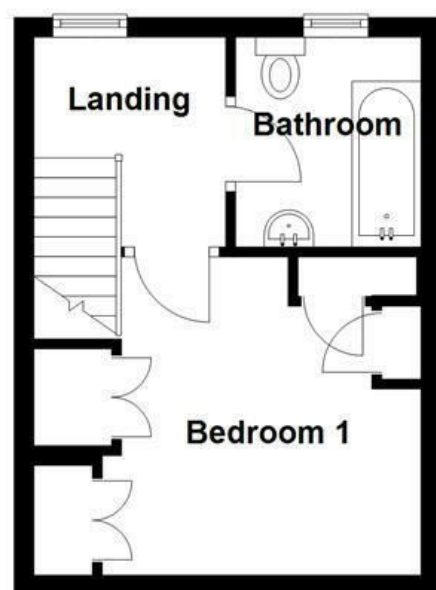


Ground Floor



First Floor



Butts Mount, Great Harwood, BB6 7NB

£110,000

AN ENVIABLE SEMI DETACHED PROPERTY WITH OFF ROAD PARKING.

Having been presented and maintained beautifully throughout with newly fitted kitchen, fantastic garden space and double driveway, this enviable one bedroom semi detached property is being proudly welcomed to the market in the desirable location of Great Harwood on a quiet cul de sac within a popular estate. With added conservatory, fitted wardrobes to the bedroom and neutral decoration, this property is the perfect home for any couple or single occupant truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you through to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units and guides you through to a conservatory. The first floor comprises of doors on to a double bedroom and a bathroom. Externally there is an enclosed garden to the rear with paving and bedding areas and double driveway to the front.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Butts Mount, Great Harwood, BB6 7NB

£110,000

 1  1  1  D

- Semi Detached Property
 - Brand New Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- One Bedroom
 - Three Piece Bathroom
 - Leasehold
- One Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Porch

5'1 x 3' (1.55m x 0.91m)
UPVC double glazed frosted leaded entrance door, UPVC double glazed window, central heating radiator and single glazed door to reception room.

Reception Room

12'11 x 10'6 (3.94m x 3.20m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, electric fire, granite hearth and surround, TV point, wood effect laminate floor, stairs to first floor and door to kitchen.

Kitchen

12'11 x 7' (3.94m x 2.13m)
Hardwood single glazed window, central heating radiator, wall and base units, wood effect worktops, stainless steel sink with draining board and high spout mixer tap, integrated electric oven, four ring induction hob, extractor hood, plumbing for washing machine, integrated boiler, wood effect laminate floor and hardwood single glazed door to conservatory.

Conservatory

11'3 x 8'4 (3.43m x 2.54m)
Hardwood double glazed window, central heating radiator, polycarbonate roof and UPVC double glazed French doors to rear.

First Floor

Landing

6'11 x 6'5 (2.11m x 1.96m)
UPVC double glazed window, loft access, smoke alarm, fitted storage and doors to bedroom and bathroom.

Bedroom One

12'11 x 10'7 (3.94m x 3.23m)
UPVC double glazed window, central heating radiator, fitted wardrobes and over stairs storage.

Bathroom

6'11 x 6'2 (2.11m x 1.88m)
UPVC double glazed frosted window, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, extractor fan, tiled elevation and lino flooring.

External

Front

Concrete drive for off road parking.

Rear

Enclosed garden, paving, bedding areas and stone chips.



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