

## Church Street, Blackburn, BB6 7QB

£115,000

A CHARMING TWO BEDROOM MID TERRACE PROPERTY WITH LOFT ROOM

Situated in the heart of Great Harwood, this delightful two-bedroom mid-terrace house on Church Street offers a perfect blend of charm and space. As you step inside, you are welcomed by a spacious lounge, complete with a cosy fire that creates a warm and inviting atmosphere, ideal for relaxing evenings. The property boasts charming features that enhance its character, making it a truly special home.

The cottage-style kitchen is both functional and appealing, providing a lovely space for culinary adventures. Upstairs, you will find two generously sized bedrooms, each offering ample space for rest and relaxation. The shower room is well-appointed, ensuring convenience for daily routines.

One of the standout features of this property is the versatile loft room, which can be adapted to suit your needs, whether as a home office, playroom, or additional storage space.

Outside, the lovely laid-to-lawn rear garden provides a tranquil retreat, perfect for enjoying the fresh air or entertaining guests. This outdoor space is a wonderful addition to the home, offering a slice of nature right at your doorstep.

With its prime location in Great Harwood, this property is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. This charming mid-terrace house is a fantastic opportunity for those seeking a comfortable and inviting home in a vibrant community. Don't miss the chance to make it your own.

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	

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- Two Spacious Bedrooms With Versatile Loft Room
- Council Tax Band A
- Sought After Great Harwood Location
- Ideal First Time Buy With Viewing Recommended

- Tenure Leasehold
- Enclosed Laid To Lawn Garden
- On Street Parking

- Cottage Style Fitted Kitchen
- EPC Rating TBC
- Three Piece Shower Room

## Ground Floor

### Reception Room

16'11 x 13'9 (5.16m x 4.19m)

### Kitchen

13'11 x 8'8 (4.24m x 2.64m)

## First Floor

### Landing

13'5 x 6'4 (4.09m x 1.93m)

### Bedroom One

13'5 x 10'7 (4.09m x 3.23m)

### Bedroom Two

11'11 x 7'9 (3.63m x 2.36m)

### Shower Room

8'9 x 5' (2.67m x 1.52m)

## Second Floor

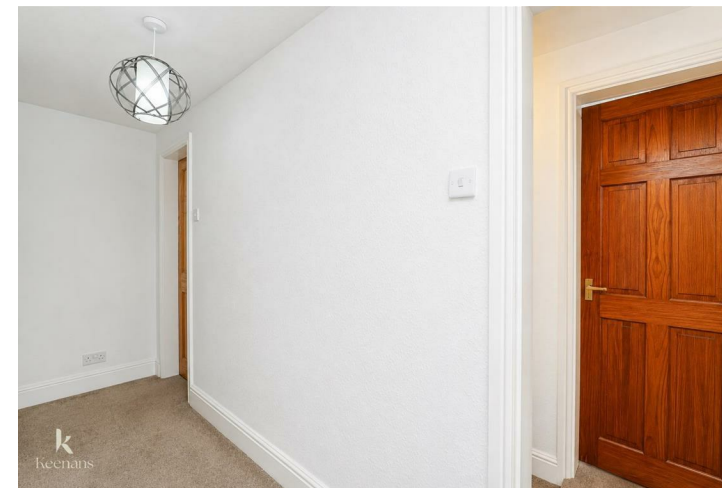
### Loft Room

18'10 x 11'9 (5.74m x 3.58m)

## External

### Rear

Enclosed laid to lawn garden.



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