



4 Cross Street, Great Harwood,  
Blackburn, Lancashire BB6 7BT



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this mid mews property located in the heart of Great Harwood and having well presented accommodation throughout. The property boasts: one welcoming reception room, modern fitted kitchen, conservatory, three first floor bedrooms and a modern three piece bathroom suite. Off road parking can be found to the front of the property, whilst there is a low maintenance yard to the rear. The home is warmed by gas central heating and is Upvc double glazed throughout. Early viewing is a must!

## FEATURES

- Offered for sale with no onward chain
- Well presented mid mews property
- Located in the heart of Great Harwood
- One welcoming reception room
- Modern fitted kitchen
- Conservatory used as a second sitting room leading out into the garden
- Three first floor bedrooms
- Modern three piece bathroom suite
- Off road parking to the front
- Low maintenance outside space to the rear
- Warmed by gas central heating
- Upvc double glazed throughout
- Early viewing is a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

with a Upvc door to the front, staircase off leading to the first floor.

#### Sitting Room

4.73m x 3.61m (15' 6" x 11' 10") a generous reception room with a window to the rear, radiator and doorway through to:

#### Conservatory

2.62m x 2.04m (8' 7" x 6' 8") a Upvc double glazed conservatory with door leading into the rear garden. Currently used as a dining room.

#### Modern Kitchen

3.9m x 2.75m (12' 10" x 9' 0") fitted with a range of modern wall and base units that boast a complimentary rolled edge working surface that incorporates a one bowl sink and drainer. There is an integrated four ring gas hob and oven with cooker hood over, space for further appliances, splash back tiling to compliment and a window to the front.

### First Floor

#### Bedroom One

3.68m x 2.86m (12' 1" x 9' 5") with a double glazed window and a radiator.

#### Bedroom Two

3.03m x 2.47m (9' 11" x 8' 1") with a double glazed window and a radiator.

#### Bedroom Three

2.16m x 2.07m (7' 1" x 6' 9") with a double glazed window and a radiator.

#### Bathroom

a modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Splash back tiled to compliment.

### Outside

#### Outside

with a driveway to the front providing off road parking.

At the rear is a low maintenance yard with enclosed panel fencing.

