

Freehold £190,000

Mortimer Avenue, Great Harwood, Lancashire BB6 7FG



- Two Storey, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Approx. 718 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

This smart, semi-detached house has a spacious and attractive kitchen/dining room with sleek, cream-coloured units. There is a central cloakroom, an under-stairs storage cupboard and a reception room with patio doors that open onto the rear garden. On the first floor are two generously-sized double bedrooms and a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The property comes with a two-car driveway and the local roads offer an easy route into Blackburn town centre as well as connecting to the M65/M6 motorways for travel further afield. Great Harwood has a range of shops, including a choice of supermarkets, within comfortable walking distance of Mortimer Avenue and the beautiful, green spaces of the Forest of Bowland are only a short drive away. Ofsted list five primary schools within a mile radius of Mortimer Avenue, all rated 'Good'.

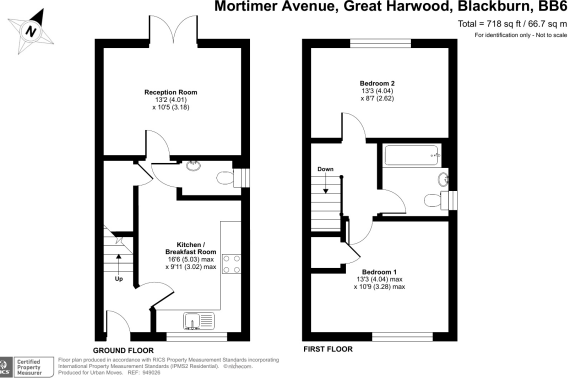
**Tenure:** Freehold.

**Estate Charge:** £298.00 for the year (subject to annual review).

**Council Tax:** Band B, Hyndburn Borough Council.

**Please Note:** This property is currently part-owned by Heylo Housing but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

16' 6" max. x 9' 11" max. (5.03m x 3.02m)

#### Cloakroom

#### Reception Room

13' 2" x 10' 5" (4.01m x 3.17m)

### FIRST FLOOR

#### Landing

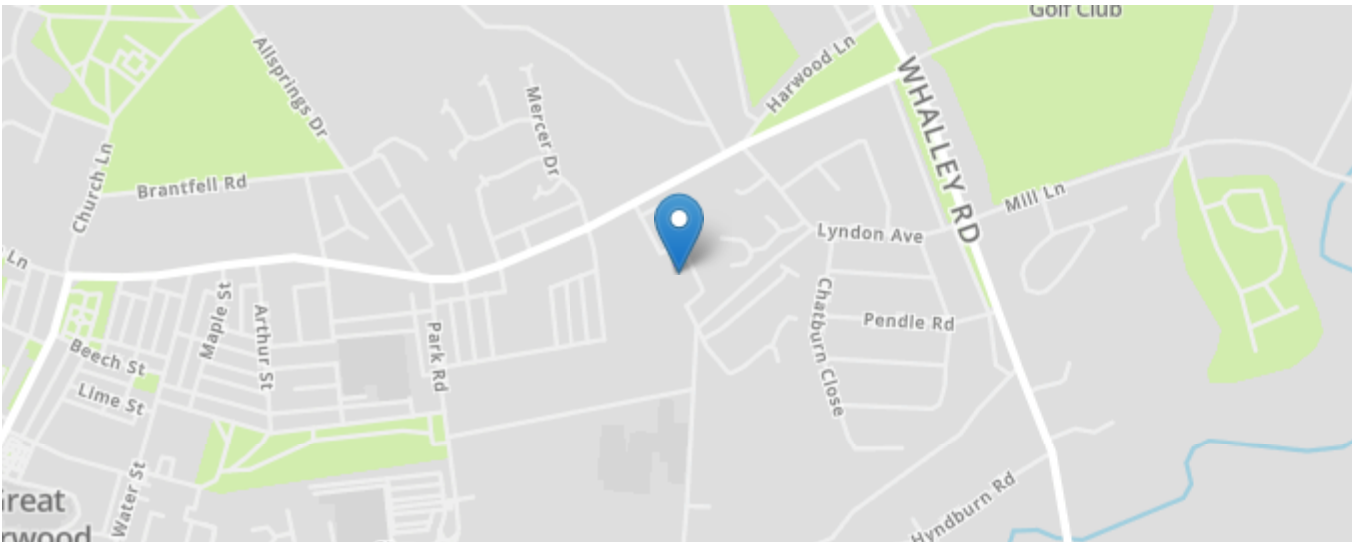
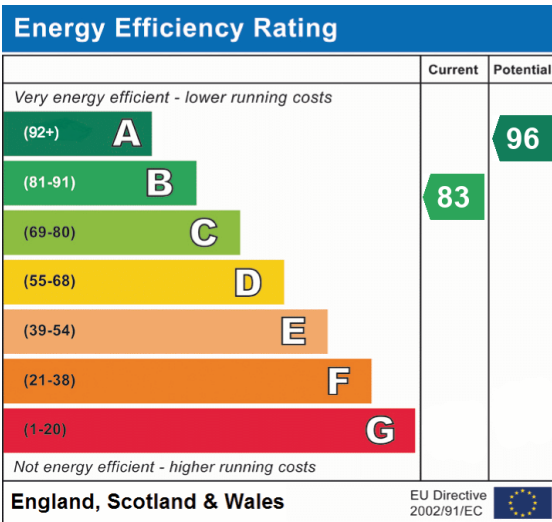
#### Bedroom 1

13' 3" max. x 10' 9" max. (4.04m x 3.28m)

#### Bathroom

#### Bedroom 2

13' 3" x 8' 7" (4.04m x 2.62m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.