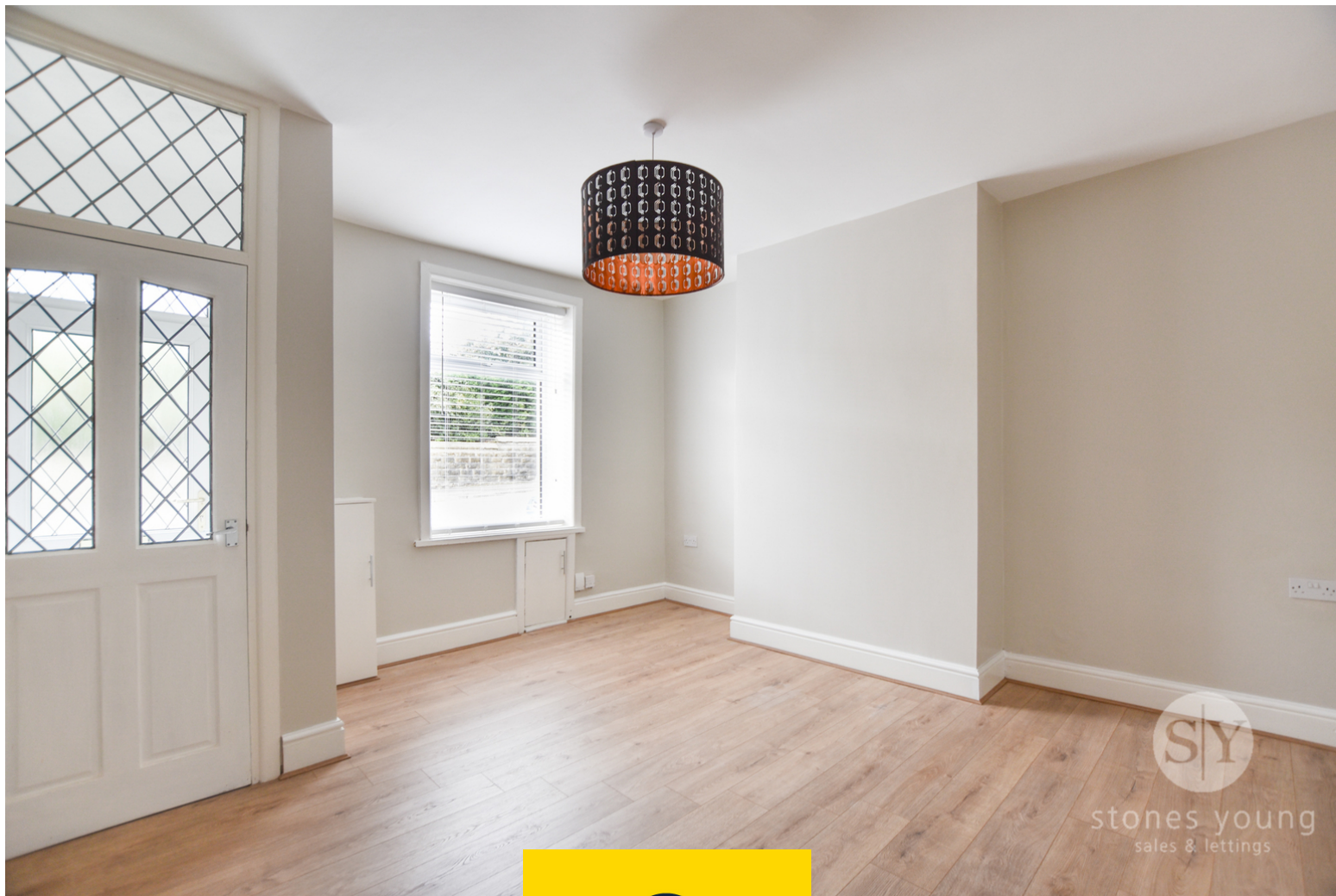


114 Church Street, Great Harwood, Blackburn, Lancashire. BB6  
7QB

£124,950 Leasehold

UNDER OFFER



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Blackburn  
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## PROPERTY DESCRIPTION

**\*EXCITING OPPOTUNITY FOR FIRST TIME BUYERS AND INVESTORS IN GREAT HARWOOD!\*** Situated in within close proximity to the excellent array of amenities this wonderful area has to offer, stands this well appointed terrace property. Boasting 3 good sized bedrooms in addition to being recently renovated throughout, this property provides a great stand of accommodation, giving the perfect opportunity for investors and first time buyers alike!

Upon entering the property you are greeted by the brief entrance vestibule which leads into the generously sized lounge area, tastefully decorated presenting an ideal space to relax with plenty of room for furniture. The second reception room, again tastefully decorated provides a wonderful space to enjoy with the family. Completing the ground floor is a brand new kitchen with ample storage space, integral appliances and stylish fixtures and fittings. On the first floor leading from the landing is the spacious master bedroom benefitting from fitted wardrobes to maximise the space provided. The second and third bedroom comfortably fit single beds with room for storage. The final room is the three piece family bathroom in white with a shower over the bath. The property is warmed through gas central heating and benefits from double glazing throughout.

Great Harwood prides itself on a great community spirit and benefits from being within easy reach of the Ribble Valley, Blackburn and within close proximity to the M65 where you can access all of Lancashire, In addition to being within catchment area of great schools. Church Street provides plenty of on street parking to the front and enclosed rear yard accompanied with external storage. Due to the excellent location and standard of living with a potential rental income of £695 pcm, High interest is expected so early viewing is simply essential.

## FEATURES

- No Chain Delay
- Potential Rent of £695pcm
- Sough after Great Harwood Location
- New Kitchen and Bathroom
- New Carpets and Flooring
- Council tax band A
- Not on a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

13' 07" x 13' 10" (4.14m x 4.22m)

Laminate flooring, meter cupboard, panel radiator, uPVC double glazed window.

#### Dining Room

13' 05" x 10' 11" (4.09m x 3.33m)

Laminate flooring, under stairs storage, panel radiator, uPVC double glazed window.

#### Kitchen

14' 00" x 6' 00" (4.27m x 1.83m)

Range of fitted wall and base units and contrasting laminate work surfaces. Stainless steel sink and drainer, integral oven, induction hob, extractor fan, integrated fridge and freezer, space for washing machine, door to back garden, panel radiator, uPVC double glazed window.

### First Floor

#### Landing

Carpet flooring.

#### Bedroom 1

10' 01" x 13' 03" (3.07m x 4.04m)

Double bedroom, carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

#### Bedroom 2

10' 09" x 6' 08" (3.28m x 2.03m)

Single bedroom, carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window.

#### Bedroom 3

10' 07" x 6' 07" (3.23m x 2.01m)

Single bedroom, carpet flooring, panel radiator, uPVC double glazed window.

### Bathroom

7' 05" x 5' 02" (2.26m x 1.57m)

3 piece in white, mains fed shower over bath, W/C sink, vinyl flooring, panel radiator.



# FLOORPLAN & EPC



## Church Street, Great Harwood

Total Area: 76.6 m<sup>2</sup> ... 824 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

