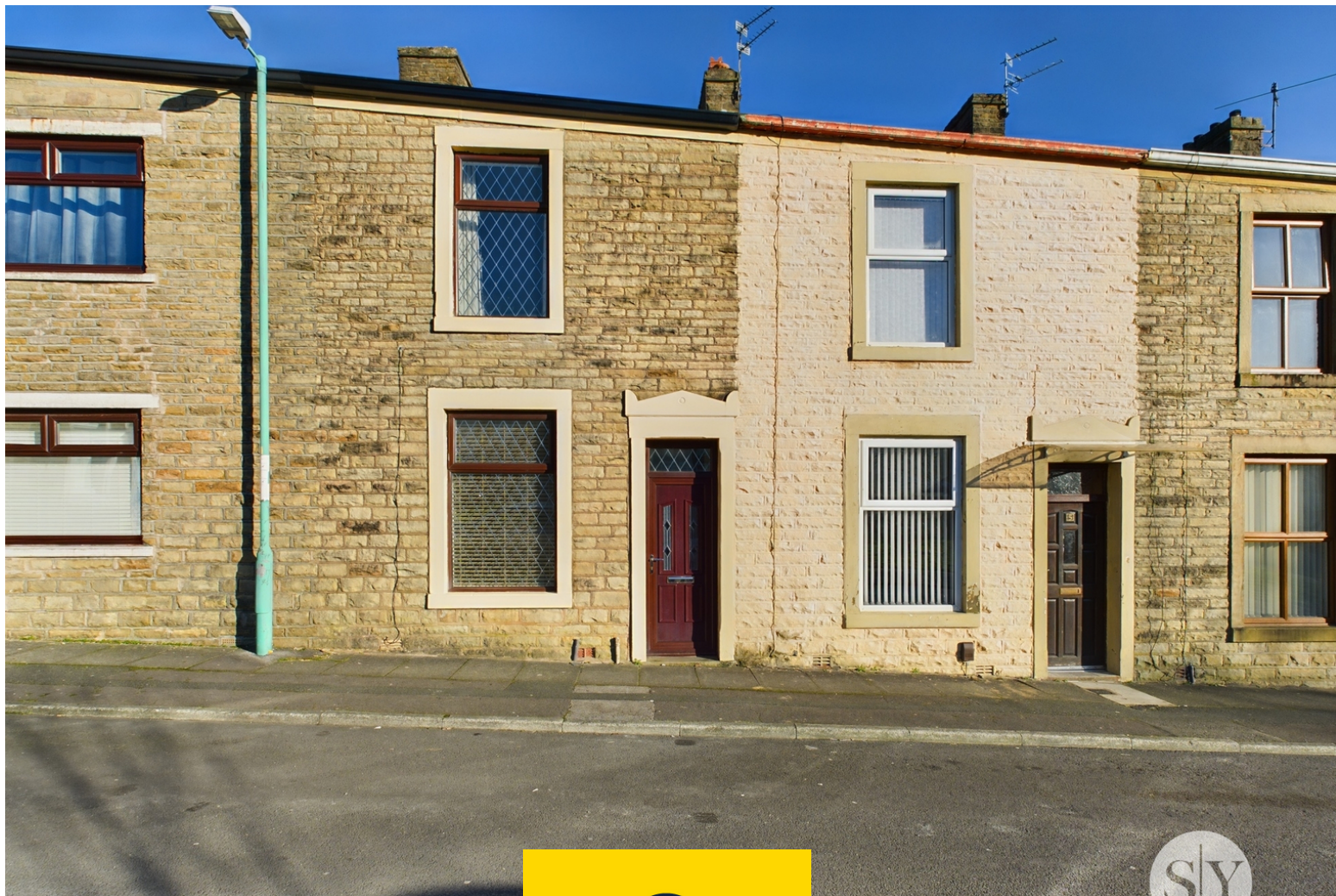


Charles Street, Great Harwood, Blackburn, Lancashire. BB6 7EZ

£80,000 Leasehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE! Set in this popular residential location, stands this well appointed stone built, mid terraced property boasting two reception rooms and two double bedrooms. Early viewing is advised as this property is expected to be popular!

Upon entering this well presented property you are greeted by an entrance vestibule and hallway with stairs leading to the first floor. The first reception room, which is neutrally decorated and benefits from storage is a versatile room, ideal for dining or a lounge area. The generous second reception room provides a wonderful space for the family to relax. The kitchen benefits from ample storage in the form of base and eye level units in a wood effect finish, with contrasting work surfaces and flooring as well as various integrated appliances including a 4x ring gas hob and space for a fridge freezer and washing machine. On the first floor, you'll find the spacious master bedroom benefitting from fitted storage ensuring the space is utilised perfectly, and bedroom two which is a comfortable double. Completing this property internally is the three piece family bathroom suite in white, with a mains fed shower and a bath. The property is warmed through gas central heating and double glazing throughout.

Great Harwood is a popular residential location due to the excellent amenities available close by. On street parking is fully available directly to the front of the property and to the rear there is an enclosed yard. Due to the opportunity on offer here, early viewing is essential!

FEATURES

- Two Double Bedrooms
- Two Reception Rooms
- Council Tax Band A
- Not On A Water Meter
- Yard To Rear
- Sought After Area Of Great Harwood



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Laminate flooring, double glazed uPVC front door.

Hallway

10' 10" x 3' 2" (3.30m x 0.97m) Laminate flooring, ceiling coving, stairs to first floor, panel radiator.

Lounge

11' 11" x 10' 2" (3.63m x 3.10m) Carpet flooring, ceiling coving, uPVC double glazing, panel radiator, TV point.

Second Reception Room

13' 0" x 13' 10" (3.96m x 4.22m) Laminate flooring, ceiling coving, uPVC double glazed window.

Kitchen

11' 1" x 8' 3" (3.38m x 2.51m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, 4x ring gas cooker, electric cooker, tiled splashbacks, extractor fan, plumbed for washing machine, stainless steel sink and drainer, ceiling spotlights, space for fridge freezer, uPVC double glazed window and door to rear.

First Floor

Bedroom One

12' 0" x 14' 0" (3.66m x 4.27m) Carpet flooring, storage cupboard, uPVC double glazed window, panel radiator.

Bedroom Two

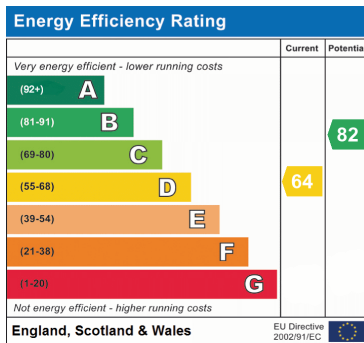
13' 2" x 6' 10" (4.01m x 2.08m) Carpet flooring, cupboard housing boiler, uPVC double glazed window, panel radiator.

Bathroom

10' 0" x 6' 10" (3.05m x 2.08m) Tiled flooring, three piece suite in white, tiled splashbacks, storage cupboard, electric shower over bath, panel radiator, uPVC double glazed frosted window.



FLOORPLAN & EPC



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.