

58 GRIMSHAW STREET
GREAT HARWOOD
BB6 7AP

£75,000



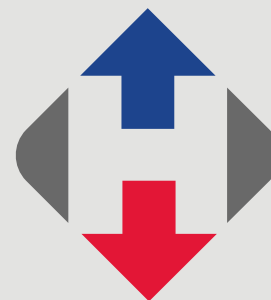
- A spacious end terrace property
- Spacious fitted kitchen
- Situated a short walk from amenities
- Gas CH & PVC double glazing
- 2 good-sized double bedrooms
- 4-piece bathroom with shower
- Sold as investment property only
- 89 m2 (950 sq ft) approx.

honeywell.co.uk

A spacious end terrace property situated within walking distance of Great Harwood's town centre and its many amenities.

The property is being sold as investment only with a tenant in-situ paying a rent of £400 pcm.

The accommodation comprises a spacious lounge and dining room, good-sized fitted kitchen, two double bedrooms and a four-piece bathroom with separate shower.



LOCATION: Enter Great Harwood from the direction of Whalley, passing Nightingales garage on the left hand side, follow the road straight and down the hill to the traffic lights. Turn right here and proceed up the hill and into town. Go straight across the first roundabout and turn left at the second onto Mercer Street. Follow the road to the end before turning right onto Huberts Road and then right again onto Grimshaw Street. Number 58 is located on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With a glazed external door and internal door to lounge.

LOUNGE: 4.5m max 3.6m min x 4.6m (14'10" max 11'9" min x 15'); with laminate wood effect flooring, electric contemporary fireplace, meter cupboards, ceiling light/fan and staircase to first floor landing.

DINING ROOM: 4.7m max 3.7m min x 4.6m (15'3" max 12'3" min x 15'); with laminate wood effect flooring, electric contemporary fireplace, television point, telephone point and open understairs storage cupboard.

FITTED KITCHEN: 5.4m x 2.1m (17'10" x 6'9"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, single drainer stainless steel sink unit, built-in electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbed and drained for an automatic washing machine, wall-mounted combination central heating boiler, part-tiled walls and external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.5m x 3.6m (14'9" x 11'10"); with television point.





BEDROOM TWO: 3.2m x 2.7m (10'4" x 8'11").

BATHROOM: With 4-piece white suite comprising low level w.c., pedestal hand wash basin, panelled bath and shower enclosure with plumbed shower and part-tiled walls.

OUTSIDE: To the rear of the property is an enclosed concrete yard area.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

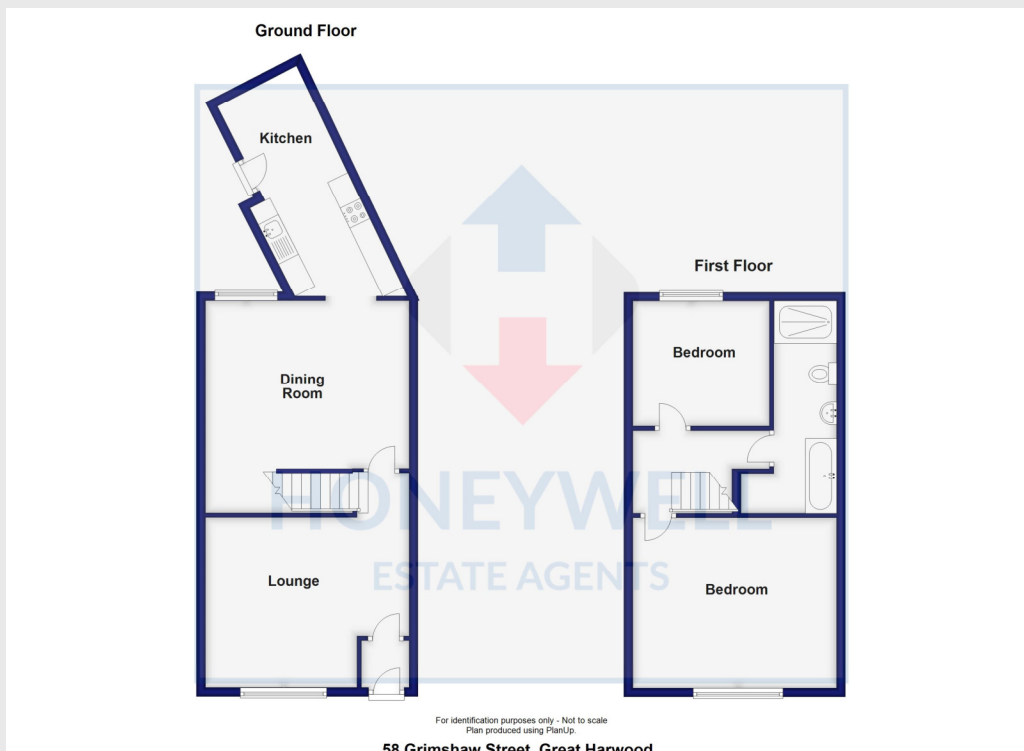
EPC: The energy efficiency rating for this property is E.

VIEWING: By appointment with our office.



SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*58 Grimshaw Street, Great Harwood, BB6 7AP
MJ/SMR/140521*

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
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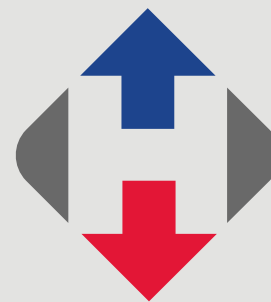
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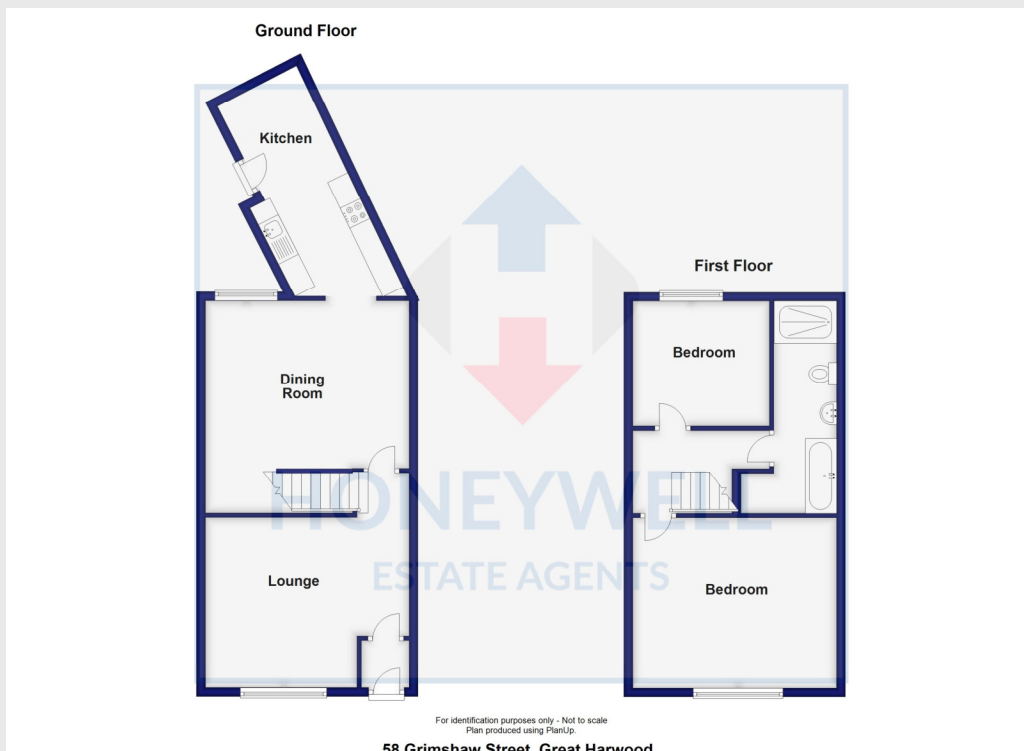
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