

51 GRIMSHAW STREET  
GREAT HARWOOD  
BB6 7AP

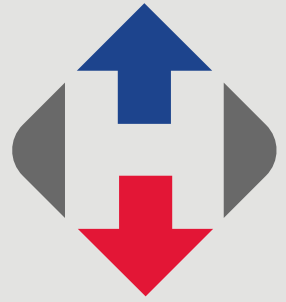
£65,000



- A stonebuilt mid-terrace property
- 2 good bedrooms, large kitchen
- 3-piece bathroom with shower
- Gas central heating
- Good-sized decked rear garden
- 2 spacious reception rooms
- Situated close to amenities
- 90 m2 (963sq ft) approx.

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**Situated close to the town centre and its growing number of amenities, this stonebuilt terrace provides spacious living accommodation and benefits from a good-sized decked rear garden.**



**Accommodation comprises an entrance porch and hallway, lounge, spacious dining room, good-sized fitted kitchen, two first floor bedrooms and a three-piece bathroom with shower.**

**LOCATION:** From the mini roundabout at the top of Queen Street in Great Harwood, head down Queen Street through the town centre. Take a right turn onto Clayton Street and then left onto Ward Street and then right again onto Grimshaw Street. Number 51 is on the left hand side.

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

**ENTRANCE PORCH:** With glazed external door and glazed internal door.

**ENTRANCE HALLWAY:** With staircase to the first floor.

**LOUNGE:** 3.8m x 3.3m (12'6" x 10'10"); with television point and two meter cupboards.

**LIVING ROOM:** 4.6m x 3.7m (14'11" x 12'2"); with understairs storage cupboard and wall-mounted gas fire.

**FITTED KITCHEN:** 5.1m x 2.1m (16'8" x 7'); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, electric cooker point, plumbed and drained for an automatic washing machine, one and a half bowl stainless steel sink unit, wall-mounted central heating boiler, television point and external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.6m x 3.8m (14'11" x 12'7"); with built-in storage cupboards.







**BEDROOM TWO:** 2.8m x 2.6m (9'2" x 8'6"); with cosmetic fireplace and built-in storage cupboards.

**BATHROOM:** With 3-piece suite comprising low level w.c., pedestal hand wash basin and a panelled bath with shower mixer tap.

**OUTSIDE:** To the rear of the property is a larger than usual enclosed garden area mainly decked with flowerbeds surrounding and a gravelled pathway.

**HEATING:** Gas fired hot water central heating system complemented with partially 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.

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*51 Grimshaw Street, Great Harwood BB6 7AP  
MJ/ZR/230518*

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