

19 ELM STREET  
GREAT HARWOOD  
BB6 7HA

£67,950



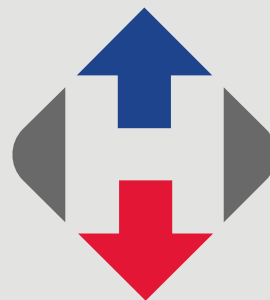
- Stonebuilt mid-terrace
- Dining room, lounge with fitted fire
- Enclosed rear yard
- Popular residential location
- Two bedrooms
- Fitted kitchen with appliances
- Spacious 4-piece bathroom
- 71 m2 (758 sq ft) approx.

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Desirable stonebuilt terrace house situated on a quiet residential street, offering excellent convenience for the town centre and local amenities.

The property is ideal for investors and first-time buyers alike with the accommodation comprising entrance hall, dining room, lounge with fire, fitted kitchen with appliances, two bedrooms and a generous four-piece bathroom.

Outside there is an enclosed rear yard.



**LOCATION:** From Great Harwood town centre, turn left at the double mini-roundabout turn left onto Blackburn Road. Take the fifth turning on the left into St Huberts Road and Elm Street is the first turning on the right hand side.

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

**ENTRANCE VESTIBULE:**

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

**DINING ROOM:** 3.9m x 3.0m (12'8" x 9'9").

**LOUNGE:** 4.1m x 4.0m (13'4" x 13'3") with feature fireplace housing pebble-effect 'Living Flame' gas fire, understairs storage cupboard.

**KITCHEN:** 2.9m x 2.2m (9'8" x 7'2") fitted kitchen with range of wall and base units, built-in electric oven with four-ring gas hob and cooker hood over, integrated fridge-freezer, plumbing for washing machine and plumbing for slim-line dishwasher, door to rear.

**FIRST FLOOR:**

**BEDROOM ONE:** 4.0m x 3.8m (13'0" x 12'6").

**BEDROOM TWO:** 3.0m x 2.4m (9'10" x 7'11").

**BATHROOM:** Spacious bathroom with 4-piece white suite comprising low suite w.c., pedestal washbasin, panelled bath and large double shower enclosure.

**OUTSIDE:** Enclosed paved rear yard.





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

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

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX BAND A.**

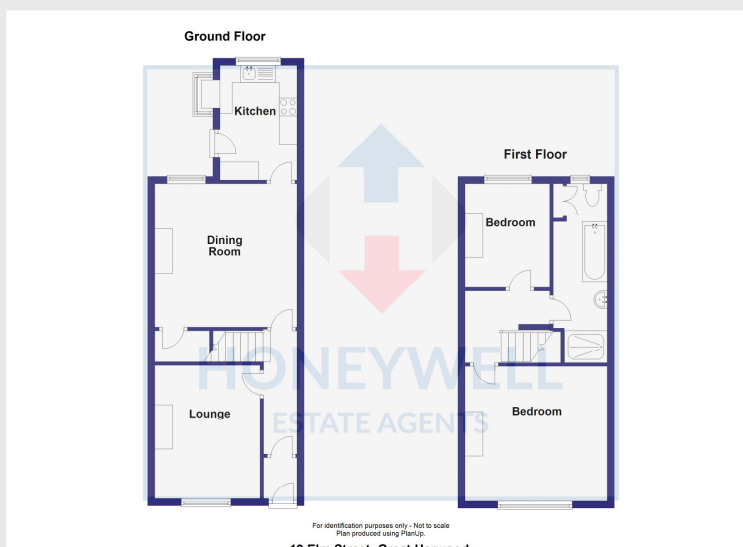
**VIEWING:** By appointment with our office.

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**NOTES:** In compliance with the regulations of the National Association of Estate Agents we are obliged to declare that the vendor of this property is either an employee or has a connection to Honeywell Estate Agents Ltd.







19 Elm Street, Great Harwood, BB6 7HA  
MJ/ZR/170721

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