

12 MARLOWE CRESCENT
GREAT HARWOOD
BB6 7LG

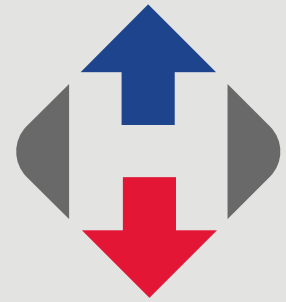
£57,500



- Well-presented 1st floor apartment
- Living room & fitted kitchen
- Double bedroom
- 3-piece bathroom with shower
- Surrounding lawned communal gardens
- Short walk from the town centre
- Gas CH & UPVC double glazing
- 38 m² (407 sq ft) approx.

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Situated a short walk from the centre of Great Harwood and its many amenities, this first floor apartment offers well-presented accommodation throughout with an entrance hallway, landing, living room open to fitted kitchen, bedroom and a 3-piece bathroom with shower mixer tap. The property is surrounded by communal lawned gardens.



LOCATION: From the roundabout at the top of Queen Street, head in the direction of Rishton along Blackburn Road before turning right onto Waverledge Road. Follow this road along before turning left onto Shakespeare Avenue. Marlowe Crescent is on the left hand side part way down the street.

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

ENTRANCE HALLWAY: With composite external door, built-in storage cupboard, meter cupboard and staircase to the first floor landing.

FIRST FLOOR:

LANDING: With attic access point.

LIVING ROOM: 4.1m x 2.5m (13'7" x 8'3"); with television point, telephone point and open to fitted kitchen.

FITTED KITCHEN: 2.5m x 2.3m max/1.8m min (8'2" x 7'6" max/5'11" min); 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, space for fridge-freezer, wall-mounted central heating boiler, single drainer stainless steel sink unit and Vinyl flooring.

BEDROOM: 2.5m x 2.4m (8'3" x 7'11").

BATHROOM: With 3-piece suite in white comprising low level w.c., pedestal wash-hand basin and a panelled bath with shower mixer tap, part-tiled walls and extractor fan.





OUTSIDE: The property is surrounded by lawned communal garden areas.

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

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

COUNCIL TAX BAND A.

EPC: The energy efficiency rating of this property is D.

VIEWING: By appointment with our office.

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*12 Marlowe Crescent, Clitheroe, BB6 7LG
MJ/CJ/140121*

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

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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