

106 BLACKBURN ROAD
GREAT HARWOOD
BB6 7DZ

£77,000

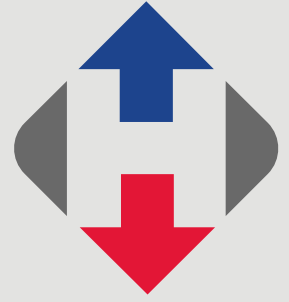


- Stonebuilt mid terrace house
- 2 double bedrooms
- 2 separate reception rooms
- 3-piece bathroom with shower
- Kitchen with oven & hob
- Enclosed yard to the rear
- Gas CH & PVC double glazing
- 89 m2 (954 sq ft) approx.

honeywell.co.uk

A deceptively spacious stonebuilt mid terrace house situated only a few minutes' walk from the town centre and close to two local primary schools.

The house has two separate reception rooms with an extended kitchen to the rear. Upstairs there are two double bedrooms and a 3-piece bathroom with shower over the bath. The main roof was under-felted and re-slatted in 2020 (excluding the kitchen extension). Other benefits include gas central heating, PVC double glazing and an enclosed yard to the rear. Viewing is essential.



LOCATION: From the main high street (Queen Street) proceed up the hill and turn left at the double roundabouts into Blackburn Road. Continue straight on for approximately 450 yards and the house can be found on the right.

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

ENTRANCE VESTIBULE: Through PVC front door with half-glazed door to:

LOUNGE: 4.5m x 4.3m (14'1" x 14'0"); with wall light points, dado rail, television point and opening to:

DINING ROOM: 4.6m x 3.1m (15'0" x 10'2"); with television point, coved cornicing, dado rail, door leading to staircase off to first floor, understairs storage cupboard and door to kitchen.

KITCHEN: 2.1m x 2.4m + 1.9m x 4.1m (6'9" x 8'0" + 6'4" x 13'7"); with a fitted range of wall and base units with complementary laminate work surface and tiled splashback. One-and-a-half bowl

ceramic sink unit with mixer tap, electric fan oven, 4-ring electric ceramic hob with stainless steel extractor canopy over, space for a fridge-freezer, plumbing for a washing machine and door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.4m x 4.2m (14'6" x 13'11"); with recessed spot lighting.

BEDROOM TWO: 2.4m x 3.2m (7'10" x 10'5"); with over-stairs storage cupboard.

BATHROOM: With a 3-piece suite in white comprising a low suite w.c. with push button flush, vanity wash-hand basin with storage cupboard under, panelled bath with fitted shower over with fixed showerhead and separate handheld showerhead and glass shower screen. Storage cupboard housing combination central heating boiler, panelled walls and laminate flooring.





OUTSIDE: To the rear of the property is an enclosed yard with gated access.

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

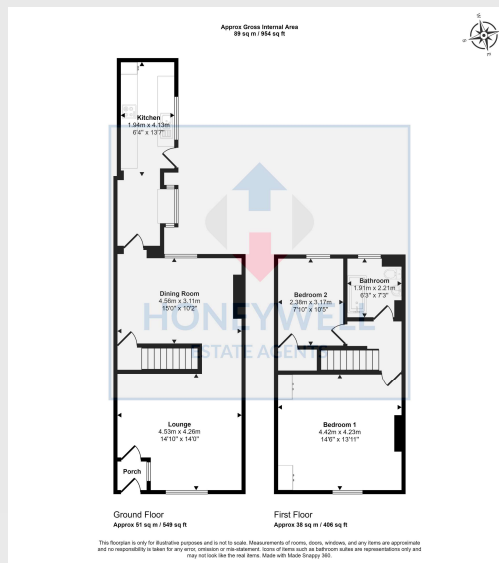
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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.





106 Blackburn Road, Great Harwood, BB6 7DZ
CD/CJ/190923

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.