

21 CROFT STREET
GREAT HARWOOD
BB6 7EX

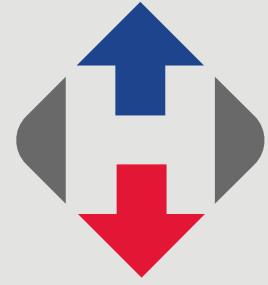
£84,950



- A stone built mid terrace property
- Two good bedrooms
- Three piece shower room
- Two reception rooms & kitchen
- Ground floor recently re plastered
- Some modernisation still required
- Gas CH & UPVC DG
- 80 m2 (864 sq ft) approx

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Having recently been replastered but with modernisation still to do this stone built mid terrace property presents a blank canvass for a buyer to put their own mark on. The property lies a short walk from the town centre and the many amenities of Great Harwood and accommodation comprises an entrance hallway, lounge and dining room, kitchen, two first floor bedrooms and a three piece shower room. Outside is an enclosed yard area with storage outhouse.



LOCATION: From Great Harwoods town centre on Queen Street head to the mini roundabouts at the top of the street and turn left onto Blackburn Road. Follow this road along before turning left onto St Huberts Road. Continue up the street before turning right onto Charles Street, left onto Garden Street and then right again onto Croft Street. Number 21 is on the left hand side.

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

ENTRANCE PORCH: with a composite external door and single glazed internal door to

ENTRANCE HALLWAY: with staircase to first floor landing.

LOUNGE: 3m x 3.3m (9'10" x 10'10"); with meter cupboards and electric consumer unit.

DINING ROOM: 4.2m x 4.1m (13'10" x 13'6"); with electric fire in a feature brick surround, television point and understairs storage cupboard.

KITCHEN: 2m x 4m (6'6" x 13'1"); with a range of fitted base and matching wall storage cupboards with complimentary working surfaces, built in electric oven, 4 ring gas hob, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for a fridge/freezer and UPVC external to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.4m (14'0" x 11'1"); with built in wardrobes to two walls.

BEDROOM TWO: 2m x 4.1m (6'7" x 13'7"); with built in storage cupboards.

SHOWER ROOM: with a 3-piece suite in white comprising a low level WC, pedestal handwash basin and a corner shower enclosure with plumbed shower, majority tiled walls and a built in storage cupboard housing combination central heating boiler.





OUTSIDE: To the rear of the property is a low maintenance yard with storage outhouse.

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.

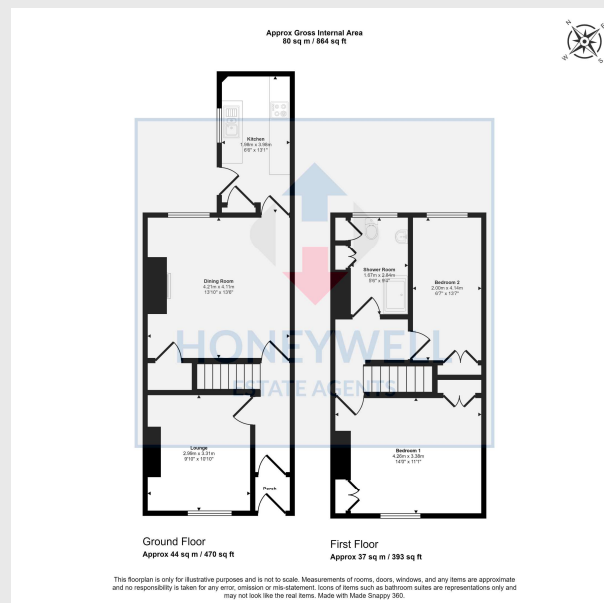
COUNCIL TAX BAND A.

EPC: The energy performance rating is D

VIEWING: By appointment with our office.

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21 Croft Street, Great Harwood, BB6 7EX
MJ/SW/310724

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