

16 RUSSELL PLACE
GREAT HARWOOD
BB6 7JW

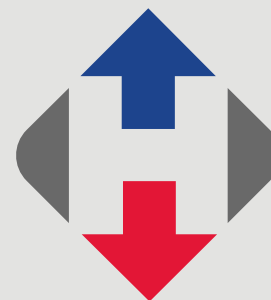
£104,950



- Stonebuilt mid terrace property
- Living room & dining kitchen
- 2 double bedrooms
- 3-piece bathroom with shower
- Situated a short walk from the town centre
- Sought-after convenient location
- Gas CH & UPVC double glazing
- 68 m2 (727 sq ft) approx.

honeywell.co.uk

Situated a short walk from the town centre of Great Harwood and its many amenities, this mid terrace property offers two good-sized double bedrooms along with a 3-piece bathroom suite with shower, living room and fitted dining kitchen.



The property would make an ideal first time buy and/or investment.

LOCATION: From the centre of Great Harwood, at the top end of Queen Street, cross the two mini roundabouts and head up Delph Road. Cross the next two mini roundabouts and then take the next left turn after the Commercial Hotel onto Duke Street. Turn next left onto Russell Place and Number 16 is found on the left hand side of the street going down the hill.

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

ENTRANCE PORCH: With UPVC external door and internal door to:

LOUNGE: 4.2m x 4.1m (13'9" x 13'7"); with electric meter cupboard, television point and mid staircase to the first floor landing.

DINING KITCHEN: 3.8m x 2.9m (12'5" x 9'5"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, built-in electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbed and drained for an automatic washing machine, space for a fridge freezer, housed Baxi combination central

heating boiler, understairs storage cupboard, tiled floor and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.3m (13'7" x 10'9"); with television point.

BEDROOM TWO: 4.1m x 2.9m (13'5" x 9'5").

BATHROOM: With a 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with electric shower over, vanity curtain and rail, built-in storage cupboard and attic access point.

OUTSIDE: To the rear of the property is an enclosed low maintenance yard.





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

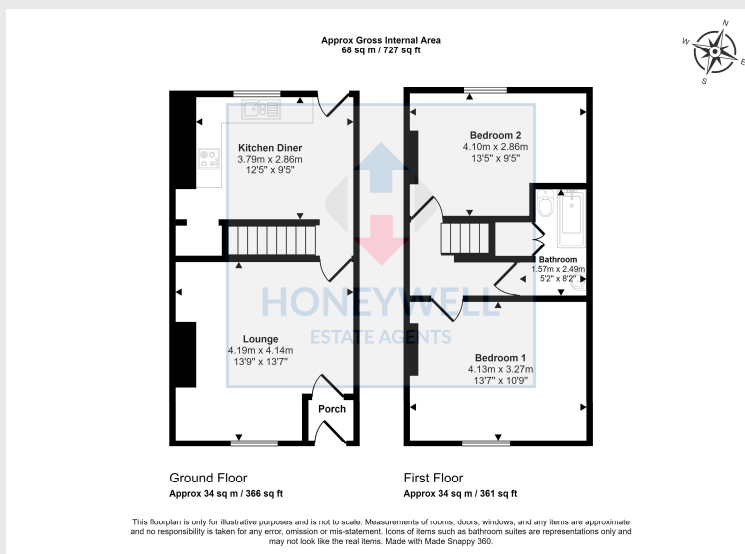
SERVICES: Mains water, electricity, gas and drainage are connected.

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.





16 Russell Place, Great Harwood, BB6 7JW
MJ/CJ/260324

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.