



*31 Butts Mount
Great Harwood*

Offers in the Region of: £119,950



**Pendle Hill
Properties**



31 Butts Mount, Great Harwood
£119,950 Offers in the
Region of

A great opportunity to purchase this quietly situated semi-detached property in Great Harwood with far reaching-views, briefly comprises a lounge, kitchen/dining room, two bedrooms, shower room, front and rear gardens and driveway.



LOUNGE

A spacious lounge briefly comprises a gas fire, carpeted flooring, ceiling light point, and a double-glazed window to front.

KITCHEN/ DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises an electric cooker and hob, composite sink with drainers and mixer tap, space for a fridge-freezer, space for washing machine and dryer, gas radiator, vinyl flooring, tiled splashback, ceiling light point, a large double-glazed window, and uPVC door to rear.

BEDROOM ONE

Located on the first floor, bedroom one boasts carpeted flooring, a ceiling light point, a gas radiator, and a double-glazed window to the front.

BEDROOM TWO

The second bedroom briefly comprises carpeted flooring, a ceiling light point, a gas radiator, and a double-glazed window to the rear of the property.

SHOWER ROOM

The bathroom briefly comprises vinyl flooring, a walk-in shower with shower attachment, a pedestal sink, a low-level WC, a ceiling light point, and a frosted window to the rear.

EXTERNAL

To the rear of the property is a garden with a small patio at the top of the garden.

To the side of the property is a shared driveway with a garden with a patio area to the front.

ADDITIONAL INFORMATION

Tenure = Freehold

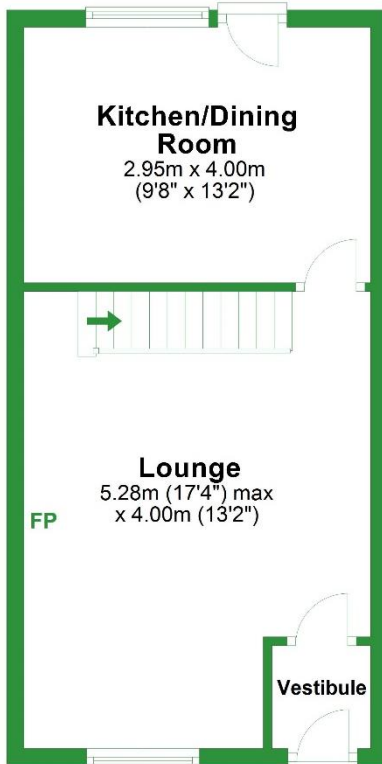
Council Tax Band = B





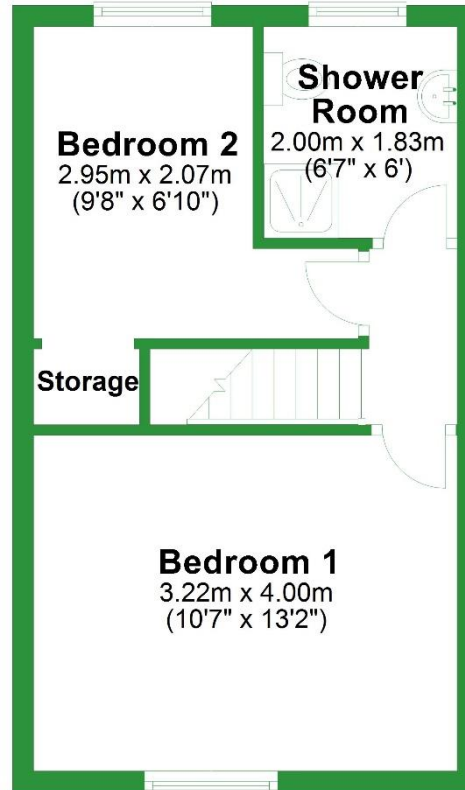
Ground Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Approx. 28.4 sq. metres (305.4 sq. feet)

First Floor



Total area: approx. 61.7 sq. metres (664.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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