



22 Hesketh Street, Great Harwood

£95,000 Leasehold

EXCELLENT OPPORTUNITY FOR INVESTORS AND FIRST TIME BUYERS ALIKE IN GREAT HARWOOD Set in this popular residential location, stands this well appointed stone built terrace property boasting two reception rooms and three bedrooms. Early viewing is advised as this property is expected to be popular!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Upon entering this property you are greeted by a brief entrance vestibule and welcoming hallway with stairs leading to the first floor. The first reception room offers a versatile space which can be utilised for either a dining or lounge area. The generous second reception room provides a wonderful space for the family to relax around the fireplace which acts as the perfect focal point for the room. The kitchen benefits from ample storage in the form of many base units with contrasting work surfaces and flooring. there is also a conveniently located utility space with space for a washer. On the first floor, you'll find the spacious master bedroom offering plenty of floorspace for units along with two single Bedrooms. Completing this property internally is the contemporary three piece family bathroom suite, with a mains fed shower enclosure. The property is warmed through gas central heating and double glazing throughout.

Great Harwood is a popular residential location due to the excellent amenities available close by. On street parking is fully available directly to the front of the property and to the rear there is an enclosed yard. Due to the opportunity on offer here, early viewing is essential!



Vestibule

Carpet flooring, upvc double glazed door

Hallway

Carpet flooring, panel radiator, stairs to first floor

Lounge

Carpet flooring, panel radiator, upvc double glazed window

Dining Room

Laminate flooring, panel radiator, upvc double glazed window, storage cupboard

Kitchen

Vinyl flooring, fitted base and wall units with contrasting worktops, tiled splashbacks, integrated gas hob, integrated oven, extractor fan, stainless steel sink and drainer, space for washing machine, space for fridge freezer, upvc double glazed window, upvc double glazed back door

Landing

Carpet flooring, loft access

Master Bedroom

Double Bedroom, carpet flooring, panel radiator, upvc double glazed window

Bedroom Two

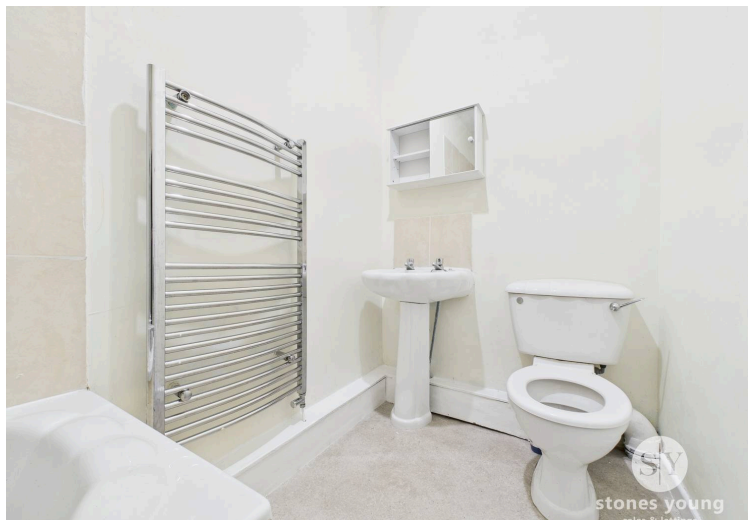
Single Bedroom, carpet flooring, panel radiator, upvc double glazed window

Bedroom Three

Single Bedroom, carpet flooring, panel radiator, upvc double glazed window

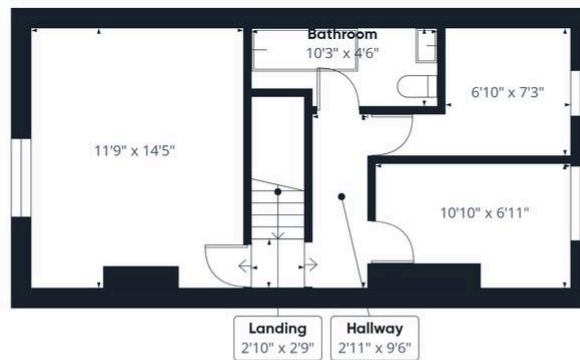
Bathroom

Vinyl flooring, three piece in white comprising of bath tub with electric shower, wc and basin, tiled splashbacks, towel radiator





Floor 0



Floor 1

Approximate total area⁽¹⁾
895 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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