

# 10 George Street

## Great Harwood, Lancashire, BB6 7JF

£79,950

2 1 2 D

A Spacious Two Bedroom Mid Terrace House with vacant possession, making this an ideal investment property situated in a sought after location of Great Harwood with amenities on the doorstep. The internal layout comprises: Entrance Vestibule, Hallway, Two Reception Rooms and Kitchen. First Floor, Two Good Size Bedrooms and Bathroom uPVC Double Glazing and Central Heating. Enclosed rear yard.







Entrance Vestibule

Hallway
Central heating Radiator. Stairs to the First floor.

Lounge 11'59 x 10'21 (3.35m x 3.05m)
Double Glazed Window and Central Heating Radiator.

Sitting Room 14'22 x x13'95 (4.27m x x3.96m)
Double Glazed Window and Central Heating Radiator.

Kitchen 10'54 x 6'82 (3.05m x 1.83m)
Double Glazed Window and Central Heating Radiator. Fitted Wall and Base Units. UPVC Door to Rear Yard.

First Floor

Landing
Stairs to Attic Room

Bedroom One 11'69 x 14'17 (3.35m x 4.27m)
Double Glazed Window and Central Heating Radiator.

Bedroom Two 7'0 x 14'07 (2.13m x 4.45m)
Double Glazed Window and Central Heating Radiator.

Bathroom
Double Glazed Window and Central Heating Radiator. Three Piece Bathroom Suite comprising of Panelled Bath, Wash Basin and WC.

Attic Room
Used for Storage

External
Enclosed Rear Yard.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

Can we help..
THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

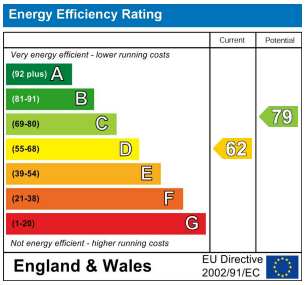
AML
**Anti-Money Laundering (AML) Checks** – To help keep the buying process safe and secure, we are required by law to carry out Anti-Money Laundering (AML) and identity checks for all purchasers. Once your offer has been accepted, a fee of **£48.00 (including VAT) per purchaser** will be payable to cover the cost of these mandatory checks. Completing them promptly helps avoid delays and allows your purchase to progress as smoothly as possible.

## Area Map




## Floor Plans

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD
Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com