S&S
PROPERTY GROUP
invest | build | manage

78a Kings Road, Manchester M25 0FY
**www.sands-group.co.uk**

## 54 BLACKBURN ROAD, GREAT HARWOOD, BLACKBURN, LANCASHIRE BB6 7DE

## £70,000

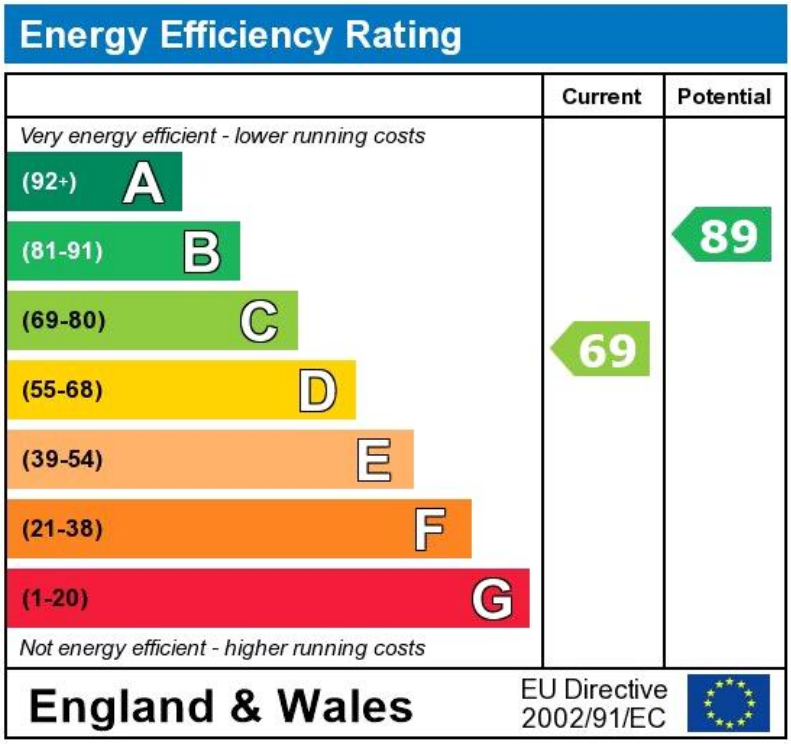


# WELL-PRESENTED TWO-BEDROOM HOME IN GREAT HARWOOD

**PROPERTY REFERENCE CODE: RS0355**

# 54 BLACKBURN ROAD, GREAT HARWOOD, BLACKBURN, LANCASHIRE BB6 7DE

S&S Property Group are pleased to offer this well-presented two-bedroom home in Great Harwood. Featuring a spacious lounge/diner, fitted kitchen, family bathroom, and rear garden. Ideal for first-time buyers or investors.




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**This property consists of:**

S&S Property Group are delighted to present this well-proportioned two-bedroom terraced home, ideally situated in the popular town of Great Harwood. Offering comfortable accommodation across two floors, this property is an excellent opportunity for first-time buyers or investors.

The ground floor comprises a spacious lounge/dining area, providing a versatile living space ideal for both relaxing and entertaining. To the rear is a fitted kitchen with ample storage and workspace, offering practical day-to-day living.

Upstairs, the property benefits from two well-sized bedrooms and a family bathroom. The layout is both functional and appealing, making the most of the available space.

Externally, the property enjoys a low-maintenance rear garden, providing a private outdoor area.

Located on Blackburn Road in Great Harwood, the property is conveniently positioned for a range of local amenities, including shops, supermarkets, schools, and leisure facilities. Excellent transport links provide easy access to Blackburn, Accrington, and the wider Lancashire area, while nearby bus routes and rail connections make commuting straightforward. Great Harwood is a well-established Lancashire town situated close to both Blackburn and the Ribble Valley, offering a balance of everyday convenience and access to surrounding countryside.

This attractive terraced home offers excellent potential for owner-occupiers and investors alike and represents a fantastic opportunity to acquire a property in a convenient and well-connected location.

Council Tax Band: A
Tenure: Leasehold (827 years)
Lease Term: 999 years from 1 August 1854

Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains







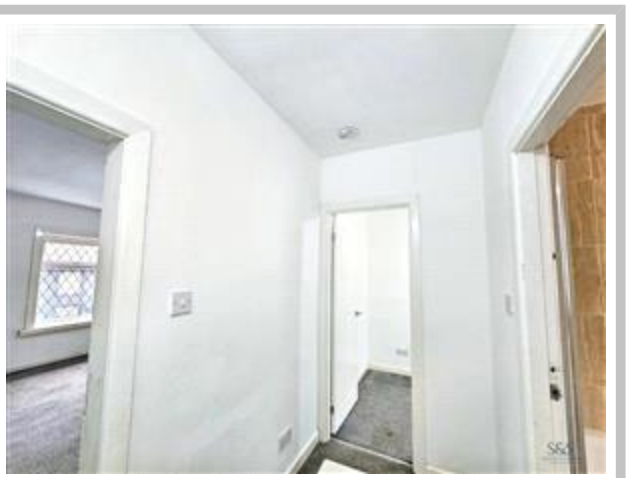


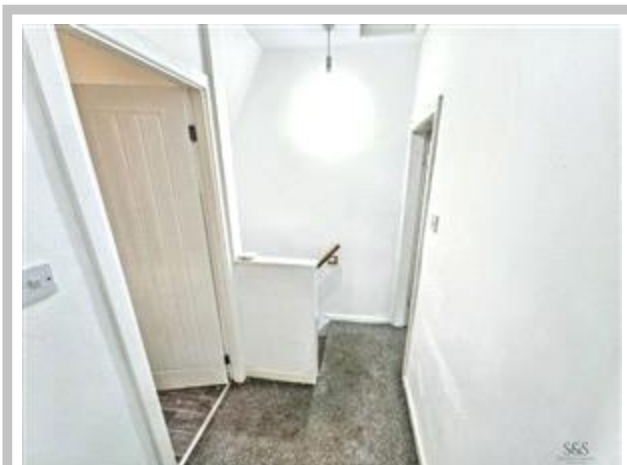








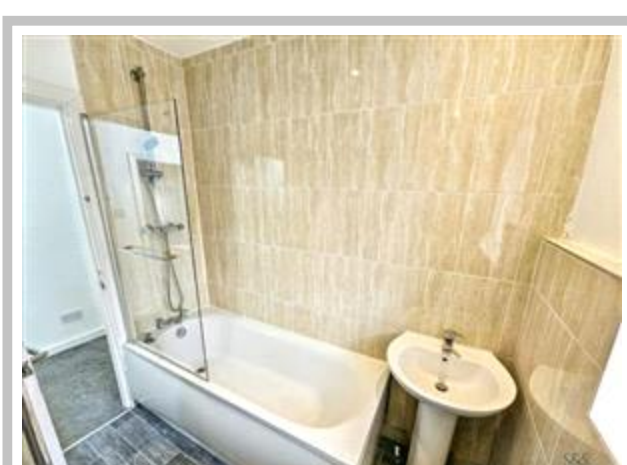






















**<u>TENURE</u>: We have been advised by the Vendors the property is Leasehold.**
**It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.**