DUFFIN'S

ESTATE AGENTS













# Harwood Road, Rishton, BB1 4DJ

## £115,000

Duffin's Estate Agents are pleased to bring to the sales market this delightful terraced house which offers a perfect blend of comfort and convenience. Spanning 883 square feet, the property features two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The inviting atmosphere is enhanced by double glazing, ensuring a warm and quiet environment throughout the year.

This home boasts two spacious bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The well-appointed bathroom adds to the practicality of the layout, making daily routines effortless.

Situated in a prime location, this property benefits from an excellent catchment area for local schools, making it an ideal choice for families. Additionally, residents will find a variety of local amenities just a stone's throw away, ensuring that everyday needs are easily met.

With its appealing features and superb location, this terraced house on Harwood Road presents a wonderful opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress.

Call the office on 01254 691352 to arrange a viewing.

Front Reception Room 7'5" x 12'7" (3.81m x 3.05m)




UPVC double glazed window to the front of the property, ceiling light point, gas central heating radiator and laminate flooring.

Second Reception Room 12'5" x 10'0" (2.27m x 3.84m)




UPVC double glazed French doors to the garden, central heating radiator, centre light point, under stair storage, television point, access to the kitchen and laminate flooring.

Kitchen 6'8" x 11'2" (2.05m x 3.41m )




A range of white panelled wall and base units with contrasting laminate surface, grey tiled splashbacks, stainless steel sink with mixer tap, plumbing for washing machine, four ringed gas hob and oven, laminate flooring, centre light point, wall mounted boiler, space for fridge freezer and a UPVC double glazed window overlooking the garden.



Master Bedroom 12'7" x 14'1" (3.86m x 4.30m)




The master bedroom comprises of UPVC double glazed window, central heating radiator, over stair storage, centre light point, fitted wardrobes and drawers along with fitted carpet.

Second Bedroom 7'5" x 12'7" (2.27m x 3.84)




A good sized second bedroom featuring UPVC double glazed window, central heating radiator, centre light point, fitted carpet and over stair storage.

Bathroom 6'2" x 10'4" (1.90m x 3.16m )




Three piece shower suite comprising: of an enclosed bath with shower over head, WC, hand basin, tiled elevations, towel radiator, fitted cupboard, ceiling point and laminate flooring.






Garden







Easy maintainable rear enclosed paved yard with out building.

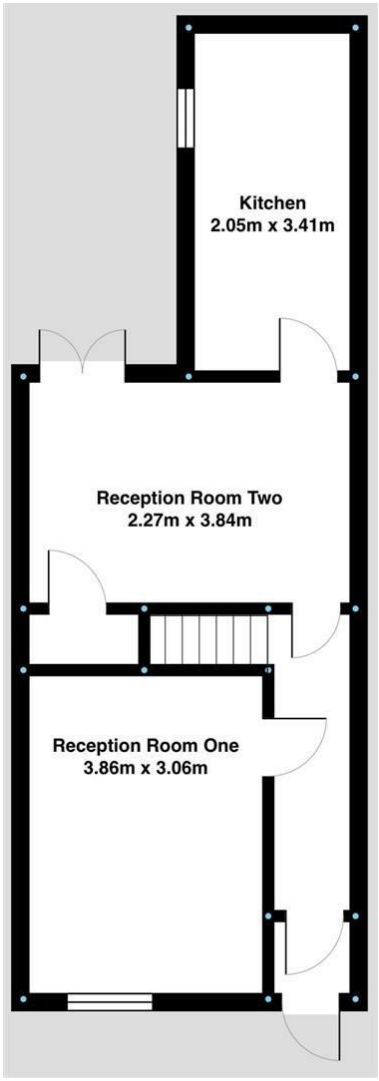




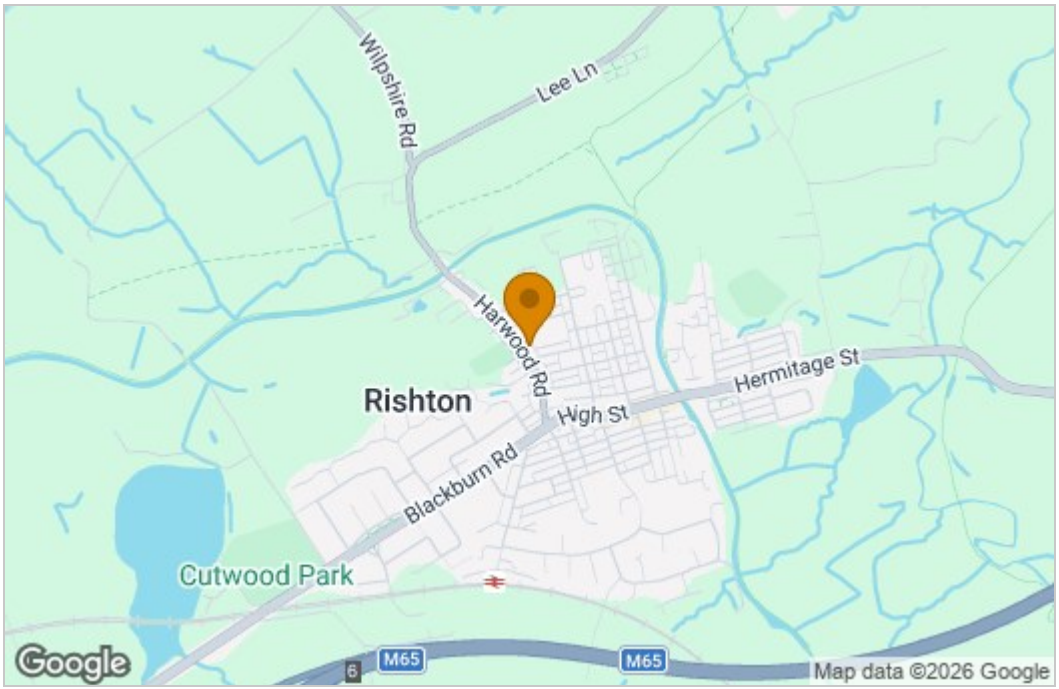


External

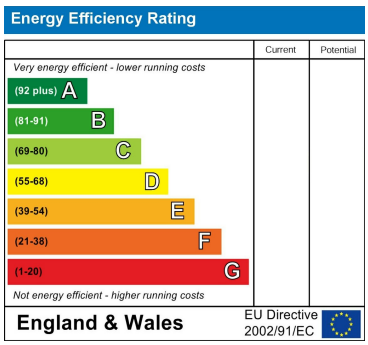
## Floor Plan




## Area Map




## Energy Efficiency Graph




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