



2 Rushton Street, Great Harwood

£160,000 Freehold

TWO BEDROOM SEMI DETACHED HOME IN POPULAR GREAT HARWOOD LOCATION! Complete with front & rear gardens, driveway parking and a detached garage, this property provides the perfect accommodation for first time buyers / small families and so early viewing is highly advised!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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An exciting opportunity for first time buyers! This two bedroom semi detached home presents great value for money and an ideal opportunity to get on the property ladder. Downstairs boasts a spacious interior, including a generously sized lounge and a kitchen complete with with ample cupboard space, worktops, and integrated appliances. Completing the ground floor is the peaceful conservatory which admires the rear garden. Upstairs, the property features two well-designed double bedrooms and a modern three piece family bathroom, all well maintained while having the potential to make your mark.

Step outside to discover the enchanting outdoors of your new abode. The private artificial turf garden to the rear provides the perfect space to relax, whilst the front garden features laid to lawn grass. Driveway parking for multiple vehicles is available down the side of the property and leads to the detached garage which benefits from power, lighting and an electric door.



Kitchen

Carpet flooring, fitted wall and base units with contrasting work surfaces, gas hob, electric oven and grill, extractor fan, sink and drainer, space for washing machine, slimline dishwasher and fridge freezer, stairs leading up to the first floor, three integrated understairs storage drawers with two shoe racks, double glazed uPVC window and door, panel radiator, recently fitted modern consumer unit.

Lounge

Laminate flooring, gas fire with marble hearth and wood surround, sliding doors leading into the conservatory, double glazed uPVC window, panel radiator.

Conservatory

Laminate flooring with under floor heating, double glazed uPVC windows throughout.

Landing

Carpet flooring, loft access via folding pull down ladder to partially boarded loft.

Master Bedroom

Double bedroom with carpet flooring, fitted wardrobes, x2 double glazed uPVC windows, panel radiator, CCTV set up.

Bedroom Two

Single bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bathroom

Vinyl flooring, three piece in white comprising of gas powered shower with enclosure, w/c and basin, vanity cupboard, LED bathroom mirror, ceiling spot lights, frosted double glazed uPVC window, towel radiator.





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