



## 2 bed terraced house to buy in

Maple Street, Great Harwood, Blackburn,  
Lancashire, BB6 7RY

**£75,000** Starting Bid

🏠 x2 🚗 x1 🚲 x2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Cash Buyers Only
- ✓ Garden fronted mid terrace
- ✓ Two reception rooms
- ✓ No onward chain
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75000. Situated on a quiet residential street, this charming two bedroom terraced house offers a perfect opportunity for those looking to take their first step onto the property ladder. The garden-fronted mid-terrace opens to reveal a well appointed interior, featuring two well-appointed bedrooms, ideal for individuals or small families seeking a comfortable living space. The property boasts two reception rooms, providing ample space for relaxation and entertaining.

The home benefits from an enclosed rear yard, offering privacy and a secure outdoor area. With no onward chain, this property presents a hassle-free buying opportunity for those eager to move in without delay. Conveniently located, residents will enjoy easy access to bus routes, along with proximity to good schools and a variety of amenities, ensuring a convenient and comfortable lifestyle.

Additionally, the property benefits from excellent network links, connecting residents to nearby areas such as Blackburn and the Ribble Valley. Major motorway links to Manchester and Preston are easily accessible, providing further convenience for commuters or those looking to explore the surrounding areas.

Boasting a desirable location and a range of amenities nearby, this property presents an ideal opportunity for a first-time buyer to establish themselves in a welcoming community. Don't miss the chance to make this lovely terraced house your own and enjoy all the benefits of comfortable living in a convenient and well-connected location.

Please note, the property is sold as seen and includes all furniture, fixtures, and contents present at the time of sale. We have been informed of a historic burst pipewhich caused some damage to the kitchen ceiling. Buyers should do their own investigations prior to bidding.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 880

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Year built: 1907

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp, Risk of collapse

Risk of floods and or erosion: No

Flooded in last 5 years: Yes

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Maple Street, Great Harwood, Blackburn, Lancashire, BB6 7RY

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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