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**West Crescent, Accrington, BB5 5BU**

**Auction Guide £82,000**



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# West Crescent, Accrington, BB5 5BU

## Auction Guide £82,000



### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

4'3 x 4'5 (1.30m x 1.35m)

Smoke alarm, central heating radiator, door to reception room and stairs to first floor.

#### Reception Room

14'10 x 12'5 (4.52m x 3.78m)

UPVC double glazed window, central heating radiator, storage, gas fire with decorative surround and television point.

#### Kitchen

19'2 x 8'4 (5.84m x 2.54m)

Three UPVC double glazed windows, range of wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, space for freestanding oven, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, spotlights, UPVC double glazed frosted door to rear and lino flooring.

### First Floor

#### Landing

6'11 x 6'4 (2.11m x 1.93m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

12'6 x 11' (3.81m x 3.35m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

11'5 x 8'4 (3.48m x 2.54m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Three

8'8 x 7'9 (2.64m x 2.36m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'3 x 4'11 (2.21m x 1.50m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, PVC panel bath, overhead direct feed shower, tiled elevation, PVC to ceiling, spotlights and tiled floor.

### External

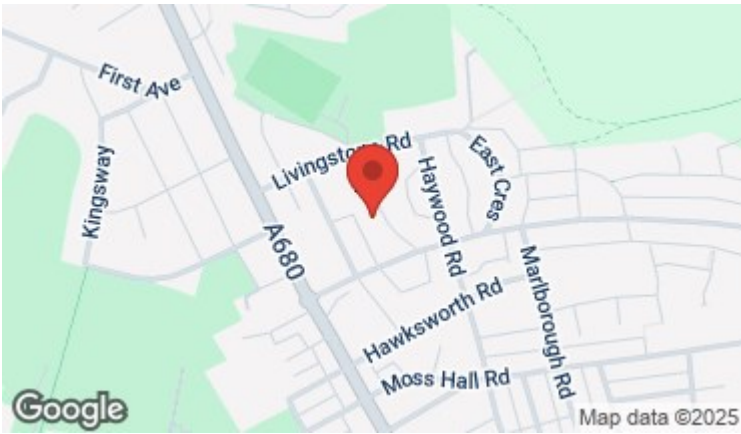
#### Rear

Enclosed laid to lawn garden, paving, mature shrubs, outbuilding and gate to shared access road.

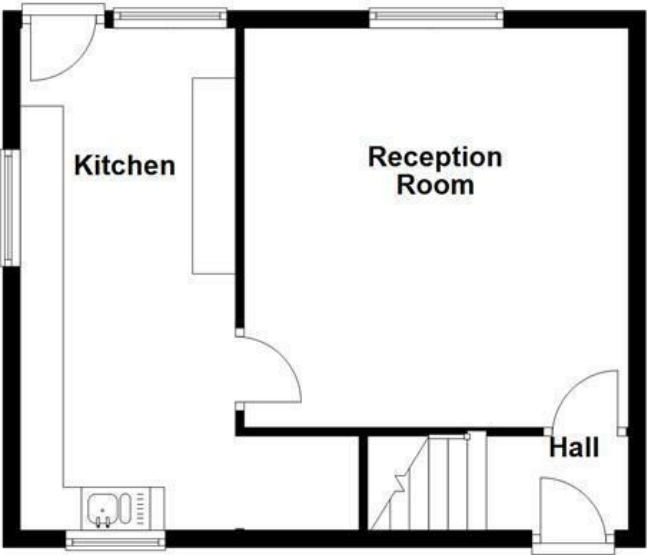
#### Front

Enclosed laid to lawn garden with paved path to front entrance door.

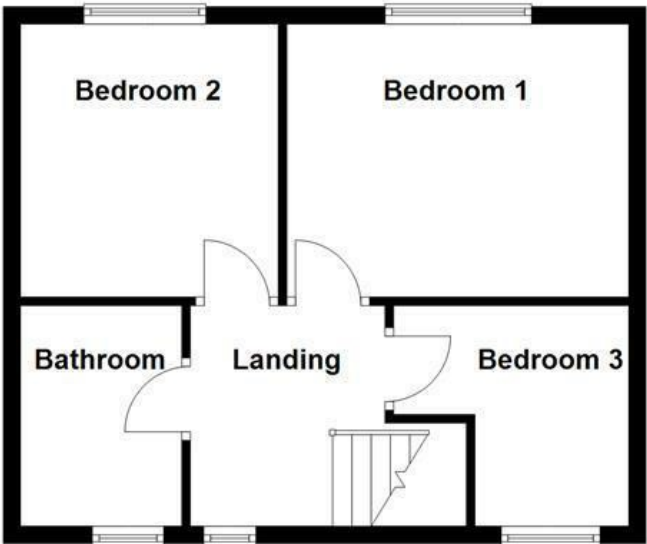




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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