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ESTATE AGENTS



Reethway, Accrington

Located in the charming area of Reeth Way, Accrington, this delightful three-bedroom mid-terrace family home presents an excellent opportunity for first-time buyers or those looking to downsize.

Built in 1980's, this home combines modern living with a touch of character. The layout is both practical and inviting, making it an ideal space for families. The property features a driveway and a garage at the rear, providing convenient off-road parking and additional storage options.

One of the standout features of this location is its proximity to Rhyddings Park and Bullough Park, offering a chance to enjoy the great outdoors and engage in recreational activities. Furthermore, the area is served by well-regarded primary schools and high schools, making it an attractive choice for families with children.

In summary, this mid-terraced home on Reeth Way is a wonderful opportunity for those seeking a comfortable and convenient home in a friendly community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Mid-Terraced Home
- Kitchen With Ample Storage
- Three Generous Bedrooms
- Driveway & Garage Parking
- Four Piece Bathroom Suite
- Council Tax Band: A
- Front And Rear Garden
- Tenure: Freehold
- EPC Rating: C

Offers in the region of £100,000

Reethway, Accrington

Ground Floor

Entrance Hall

7'2" x 6'5" (2.20 x 1.96)

UPVC double glazed frosted front door, ceiling light fitting, central heating radiator, door to living room, stairs to first floor, carpeted flooring.

Living Room

15'11" x 12'11" (4.86 x 3.95)

Two UPVC double glazed windows, ceiling light fitting, television point, central heating radiator, open access to kitchen, carpeted flooring.

Kitchen

15'11" x 14'5" (4.87 x 4.41)

UPVC double glazed window, UPVC rear door, inset stainless sink with separate hot and cold taps and drainer, integrated electric oven and four ring gas hob with extractor hood, space for washing machine, a range of wall and base units with contrasting worktops, ceiling light fitting, vinyl flooring.

First Floor

Landing

9'0" x 2'7" (2.76 x 0.80)

Doors to three bedrooms, ceiling light fitting, door to bathroom, carpeted flooring.

Master Bedroom

9'1" x 12'11" (2.79 x 3.94)

UPVC double glazed window, storage over stairs, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

9'1" x 12'11" (2.79 x 3.94)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Three

6'6" x 8'4" (2.00 x 2.55)

UPVC double glazed window, ceiling light fitting, central heating radiator, storage cupboard, carpeted flooring.

Bathroom

6'5" x 11'4" (1.97 x 3.46)

Two UPVC frosted double glazed windows, a three piece bathroom comprising of; a low level dual flush WC, full pedestal wash basin with separate hot and cold taps, shower cubicle with showerhead unit, paneled bath with mixer tap and showerhead attachment, part-tiled elevations, ceiling light fitting, vinyl flooring.



Front

Enclosed front garden laid-to-lawn with gated access, mature shrubs and trees.

Rear

Paved rear garden and laid-to-lawn area, access to rear garage.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Hyndburn

Property Type: Mid-Terraced

Property Construction: Brick

Water Supply: Mains - United Utilities

Electricity Supply: Mains - EDF

Gas Supply: Mains - EDF

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Unknown

Mobile Signal: Unknown

Parking: At Rear

Building Safety: Unknown

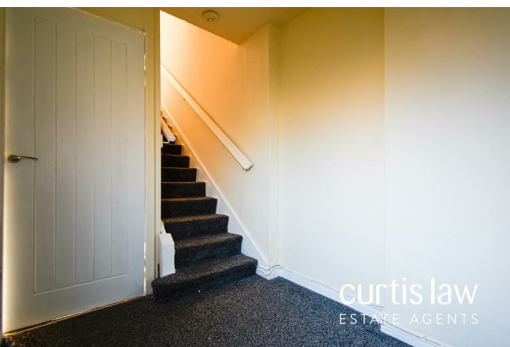
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

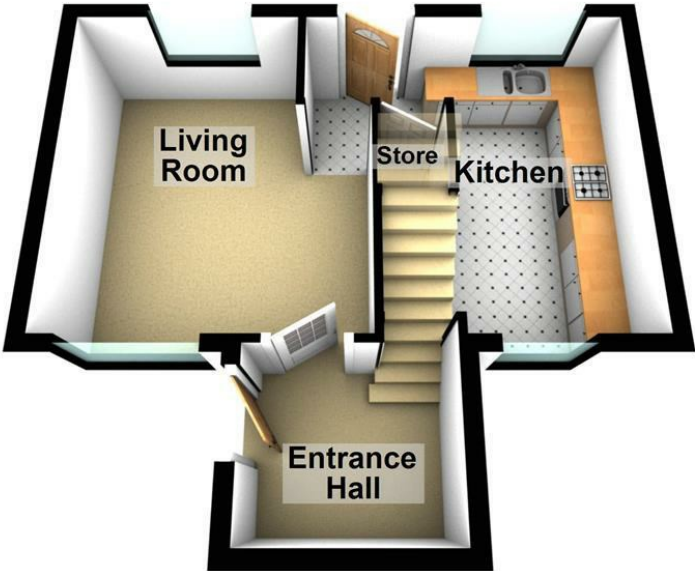
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptations: Unknown

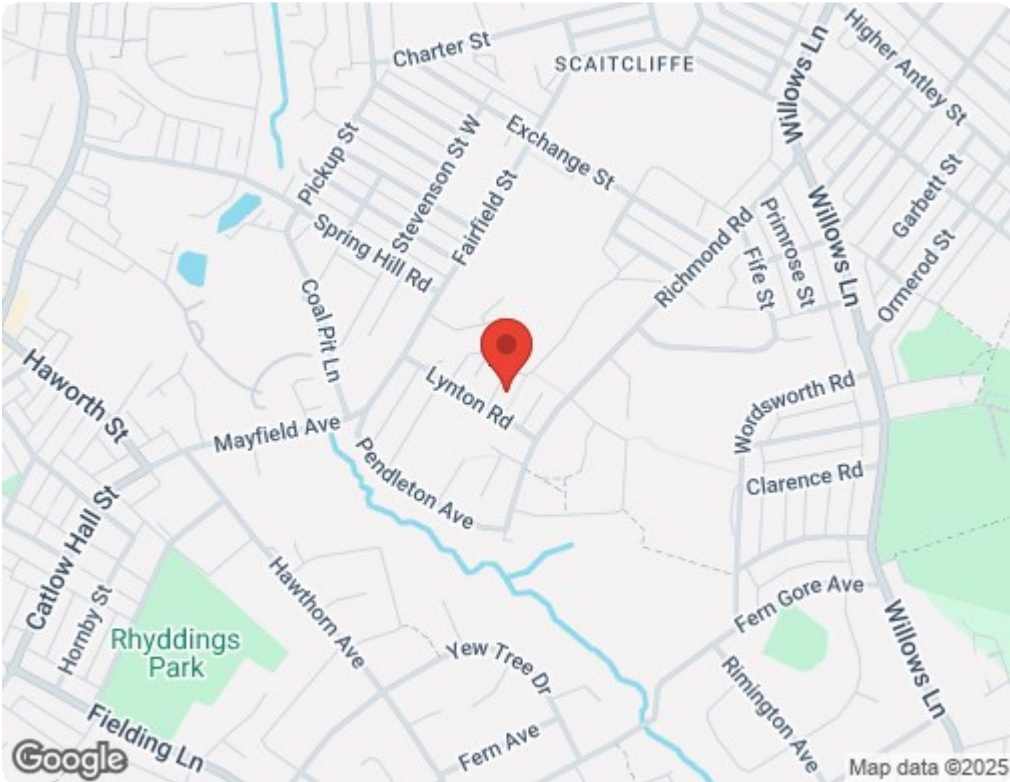
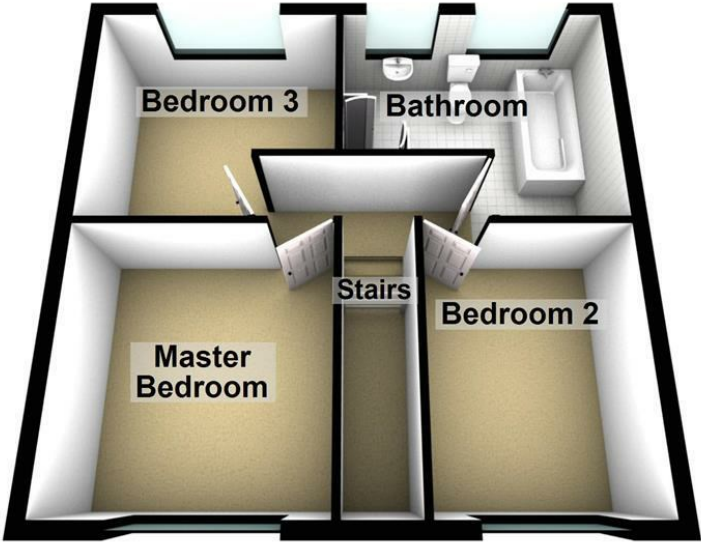
Coalfield & Mining Area: Unknown



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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC