



# 118 Ribblesdale Avenue

, Accrington, BB5 5BH

Offers Over £160,000



Fully Refurbished and Ready to Move into, this is a Three Bedroom Family Semi-Detached Style House with Gardens and Double Driveway to the rear of the property ideally located in Accrington close to Sports Facilities, Schools and Bus Routes. Immaculately presented the property benefits from a Brand-New Fitted Kitchen including Integrated appliances, New Fitted Bathroom Suite, New Carpets throughout, the layout comprises: Entrance Porch, Good Size Lounge with staircase to the First Floor, Fully Fitted Brand New Kitchen including integrated appliances and French doors leading to the rear garden. First Floor, Three Good Size Bedrooms and Fitted White Bathroom Suite. Fenced front garden and Rear lawn Garden with Paved Patio and Double width Driveway. Not to be missed this a great Family home with NO CHAIN.





Entrance Porch  
UPVC double glazed sliding door.

Lounge 12'90 x 20'90 max (3.66m x 6.10m max)  
UPVC Double Glazed Window and Central Heating Radiator. Spindle Staircase to the First Floor. Media Style Feature Wall.

Dining Kitchen 20'14 x 8'14 x 8'40 max (6.10m x 2.44m x 2.44m max)  
UPVC Double Glazed Window and Vertical Central Heating Radiator. Brand New Fitted Grey Kitchen with Solid Oak Worksurfaces and Returns, Integrated Fridge/Freezer, Electric Oven, Microwave, Electric Hob and Canopy Style Filter Hood. Washing Machine and Dishwasher. Stainless Steel Sink. uPVC Double Glazed French doors leading to the rear garden.

First Floor

Landing

Bedroom One 11'60 x 10'26 (3.35m x 3.05m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 13'50 x 9'39 (3.96m x 2.74m)  
UPVC Double Glazed Window and Central Heating Radiator. Boiler.

Bedroom Three 8'95 x 7'24 (2.44m x 2.13m)  
UPVC Double Glazed Window and Central Heating Radiator. Built in Cupboard.

Bathroom  
UPVC Double Glazed Window and Ladder Style Central Heating Radiator. Three Piece Suite comprising of Panelled Bath with Shower and Screen, Wash Basin and WC. Partly Tiled Walls and Tiled Floor.

External  
Fenced Front Garden. To the Rear Indian Stone Paved Patio. Lawned Garden. and Brick Wall Along the Double Width Driveway.

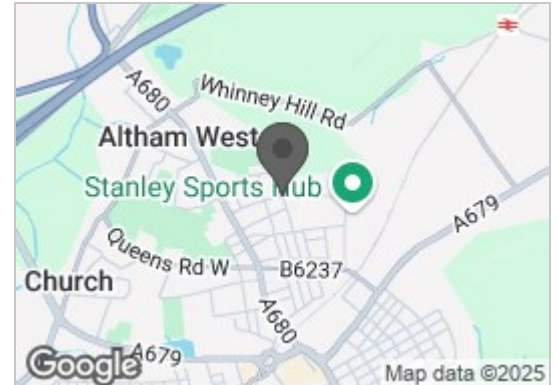
Disclaimer 1  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
All fixtures and fittings in the property are excluded unless otherwise stated.

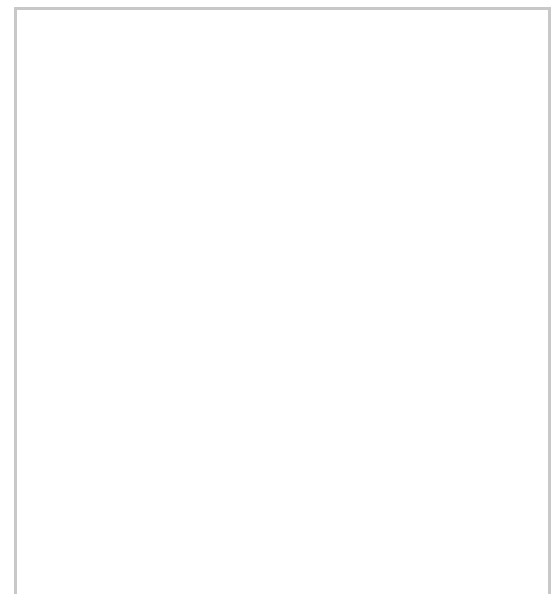
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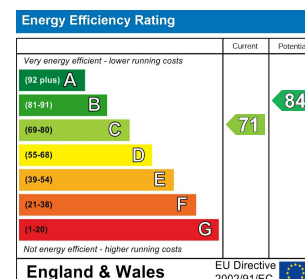
## Area Map



## Floor Plans



## Energy Efficiency Graph



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