



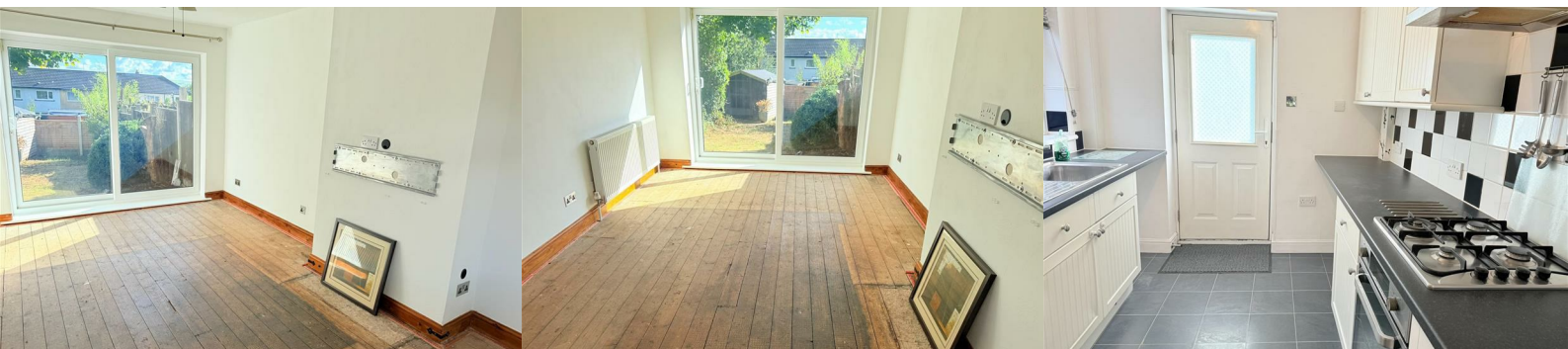
34 Buckingham Grove

Church, Accrington, BB5 4AQ

Asking Price £129,950



Fabulous Two-Bedroom Semi-Detached – No Onward Chain. This highly sought-after property is perfect for first-time buyers or downsizers, ideally located close to schools, shops, motorway links, and bus routes. Featuring a bright lounge with patio doors to the garden, a modern fitted white kitchen, two double bedrooms, and a family bathroom, this home ticks all the boxes. Outside you'll find a neat front garden with timber shed and a private lawned rear garden with mature shrubs and borders. Prime location – convenient for everything. Ready to move into – no chain. Gardens front & rear – ideal for relaxing or entertaining. Don't miss out – arrange your viewing today!



Entrance Hallway

UPVC Door. UPVC Double Glazed Window. Central heating Radiator. Stairs to the First Floor.

Lounge 10'20 x 17'38 (3.05m x 5.18m)

UPVC Double Glazed Window and UPVC Double Glazed Patio Doors leading to the Rear Garden. Central heating Radiator.

Fitted Kitchen 11'87 x 8'41 (3.35m x 2.44m)

UPVC Double Glazed Window. Central heating Radiator. White Fitted Wall and base Units with Black Complimentary Work Surfaces and Tile Surrounds. Gas Hob, Electric Oven and Extractor Fan. Inset Sink and Plumbed for Washing machine.

First Floor

Landing

UPVC Double Glazed Window. Central heating Radiator.

Bedroom One 15'86 x 8'60 (4.57m x 2.44m)

Two UPVC Double Glazed Windows. Central heating Radiator. Built in Storage.

Bedroom Two 12'40 x 8'58 (3.66m x 2.44m)

UPVC Double Glazed Window. Central heating Radiator.

Bathroom

UPVC Double Glazed Window. Central heating Radiator. Three Piece White Suite Comprising of Panelled Bath with Shower and Screen, Wash basin and WC.

External

Hedge Frontage Garden with Shrubs And Barked Areas. Enclosed Rear Lawned Garden with Mature Shrubs and Fenced Bounderies.

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.

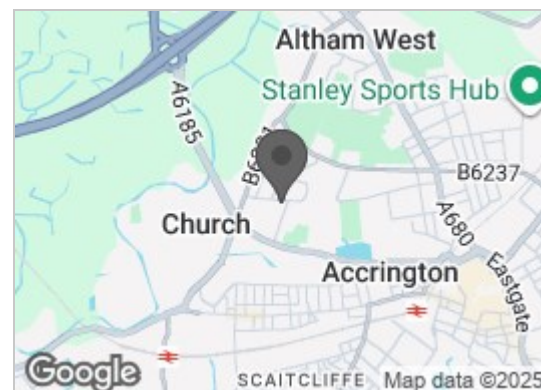
Disclaimer 3

Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

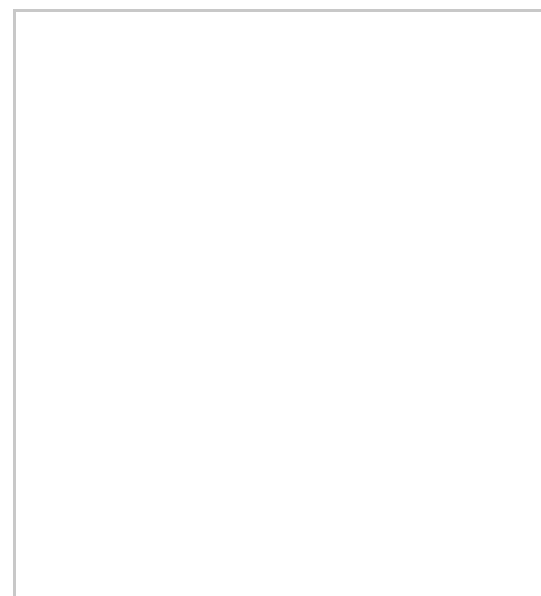
Can we help..

THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

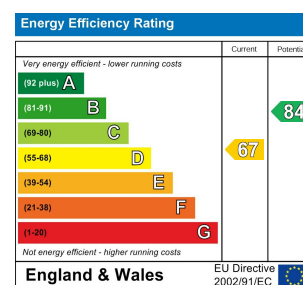
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD

Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com