



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ripon Road, Accrington, BB5 4NG

### Offers Over £100,000

DECEPTIVELY SPACIOUS MID TERRACE PROPERTY

Located within the popular residential area of West End in Oswaldtwistle, this well presented, deceptively spacious two bedroomed mid terraced property is being welcomed to the property market. With ample indoor living space, well maintained multi-level rear gardens, ample on street parking and a children's park within a minute's walk. Conveniently located within close proximity to, commuter routes, major motorway links, local schools and amenities.

The property comprises briefly, the front door leads into the entrance hallway housing the staircase to the first floor and a door providing access through to a welcoming reception room. The reception room boasts a real living flame gas fire, bay window, overlooking the front garden, convenient understairs storage and a door leading through to the dining room with open plan access through to the kitchen. The kitchen is fitted with wall and base units, plenty of space for freestanding appliances, and offers access out to the rear. To the first floor you will find two double sized bedrooms, both with fitted storage solutions, and a modern four piece family bathroom suite. Externally, to the front of the property boasts an enclosed stone chipped courtyard with a border of mature hedges offering privacy whilst to the rear you will find an enclosed multi-level paved and stone chipped garden, with a timber shed, greenhouse, small decked patio area and gated access onto a shared access road.

For more information or to arrange a viewing, please contact our Accrington branch at your earliest convenience.

# Ripon Road, Accrington, BB5 4NG

## Offers Over £100,000



- Well Presented Mid Terraced Property Sold with Sitting Tenant
- Two Reception Rooms
- Viewing Essential
- EPC Rating D
- Two Bedrooms
- Contemporary Fitted Kitchen
- Tenure Leasehold
- Three Piece Bathroom Suite
- Enclosed Multi-Level Garden
- Council Tax Band A

### Ground Floor

#### Entrance Hall

3'11" x 3'6" (1.19 x 1.07)

Composite double glazed frosted front entrance door, coving to the ceiling, smoke alarm, staircase to the first floor and a door to the reception room.

#### Reception Room

14'7" x 13'1" (4.44 x 3.99)

UPVC double glazed bay window, central heating radiator, coving to the ceiling, television point, real living flame gas fire with a granite effect hearth and decorative surround, understairs storage and a door to the dining room.

#### Dining Room

8'2" x 5'3" (2.49 x 1.6)

UPVC double glazed window, coving to the ceiling and open to the kitchen.

#### Kitchen

10'5" x 7'11" (3.18 x 2.41)

UPVC double glazed window, central heating radiator, coving to the ceiling, range of wood panelled wall and base units, wood effect worktops, tiled splashbacks, one and a half bowl sink, drainer and mixer tap, plumbing for a washing machine, integrated electric oven with a four ring induction hob and extractor hood, space for a fridge freezer, tiled effect flooring and UPVC door to rear.

### First Floor

#### Landing

6'11" x 2'11" (2.11 x 0.89)

Loft access, smoke alarm, coving to the ceiling, central heating radiator, doors to two bedrooms and bathroom.

#### Bedroom One

12'0" x 11'4" (3.66 x 3.45)

UPVC double glazed window, central heating radiator, coving to the ceiling, ceiling rose and double doors to the over stairs walk-in wardrobe.

#### Bedroom Two

11'5" x 8'11" (3.48 x 2.72)

UPVC double glazed window, central heating radiator, coving to the ceiling and door to storage.

#### Bathroom

8'0" x 6'10" (2.44 x 2.08)

UPVC double glazed window, central heating radiator, PVC panelled ceiling, spotlights, fitted boiler cupboard, panelled bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap and storage, enclosed direct feed shower and vinyl flooring.

### Exterior

#### Rear

Enclosed multi-level paved and stone chipped garden, timber shed, summer house and a gate to the shared access road.

