



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 | | | |
| (81-91) B | | | |
| (69-80) C | | 68 | 80 |
| (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.

Catlow Hall Street, Accrington, BB5 3EZ

Offers Over £135,000

AN ENVIABLE MID TERRACE FAMILY HOME

Having been well presented throughout with spacious rooms, neutral decoration and no chain delay, this impressive three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With a fantastic ground floor extension and being a complete blank canvas, this property is perfect for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links. Bursting with potential, this property, once updated, would make the perfect family home!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then leads on to an inner hallway which guides you through to a second reception room and houses a staircase to the first floor. The second reception room leads on openly to a fitted kitchen which then guides you on to a study area. The study area then leads through to a utility room and WC. The first floor comprises of doors on to three generously sized bedrooms and a four piece family bathroom. Externally, there is an enclosed yard to the rear and courtyard to the front.

For further information or to arrange a viewing please contact our Hyndburn office at your earliest convenience.

Catlow Hall Street, Accrington, BB5 3EZ

Offers Over £135,000



- Mid Terraced Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating D
- Three Bedrooms
- Added Study, Utility and Downstairs WC
- Tenure Freehold
- Four Piece Bathroom
- Abundance of Indoor Space
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'3 x 3'5 (1.30m x 1.04m)

UPVC double glazed front door, UPVC double glazed leaded window, coving to ceiling, original tiled flooring and single glazed frosted door to reception room one.

Reception Room One

16'5 x 14'1 (5.00m x 4.29m)

UPVC double glazed leaded window, central heating radiator, coving to ceiling, ceiling rose, three feature wall lights, open coal gas fire, television point, Kardean flooring and open to inner hall.

Inner Hall

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

Smoke detector, Kardean flooring, single glazed door to reception room two and stairs to first floor.

Reception Room Two

15'2 x 16'5 (4.62m x 5.00m)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling rose, two feature wall lights, exposed stone fireplace, seating and shelving, dado rail, television point, understairs storage and open access to kitchen.

Kitchen

13'0 x 9'0 (3.96m x 2.74m)

UPVC double glazed window, range of high gloss wall and base units with wooden worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring electric hob and extractor hood, space for fridge freezer, tiled effect vinyl flooring and single glazed door to study.

Study

13'0 x 5'6 (3.96m x 1.68m)

Two Velux windows, two feature wall lights, tiled effect vinyl flooring and open access to utility.

Utility

12'8 x 6'8 (3.86m x 2.03m)

UPVC double glazed window, high gloss base units with wood effect worktops, plumbing for washing machine, space for dryer, storage hatch, tiled effect vinyl flooring, door to WC and UPVC double glazed frosted door to rear.

WC

6'6 x 5'10 (1.98m x 1.78m)

Dual flush WC, pedestal wash basin with traditional taps, PVC panel elevations, extractor fan and tiled effect vinyl flooring.

First Floor

Landing

19'0 x 6'4 (5.79m x 1.93m)

Central heating radiator, coving to ceiling, smoke detector, two storage cupboards, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

15'1 x 10'7 (4.60m x 3.23m)

UPVC double glazed window, central heating radiator, spotlights, coving to ceiling and fitted wardrobes.

Bedroom Two

14'2 x 10'0 (4.32m x 3.05m)

UPVC double glazed leaded window, central heating radiator, coving to ceiling, ceiling rose and fitted wardrobes.

Bedroom Three

10'7 x 6'2 (3.23m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

13'0 x 9'0 (3.96m x 2.74m)

Two UPVC double glazed leaded windows, central heating radiator, central heated towel rail, double direct feed rainfall shower enclosed with rinse head, tiled panel corner bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, spotlights, integrated linen cupboard and tiled flooring.

Exterior

Rear

Enclosed yard.

Front

Enclosed courtyard.

