



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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Ley Street, Accrington, BB5 2QH

Offers Over £129,950

A CHARMING TWO BEDROOM HOME

Welcome to this charming two-bedroom home located on Ley Street in the heart of Baxenden village. This unique property boasts a delightful open plan living arrangement on the ground floor, creating a warm and inviting atmosphere for you to relax and entertain in.

As you make your way upstairs, you will find two well-sized bedrooms that offer comfort and tranquillity, perfect for unwinding after a long day. The spacious bathroom provides convenience and functionality, ensuring your daily routines are a breeze.

One of the standout features of this lovely home is its ideal location, offering you some truly terrific views from the windows at the rear of the property. Imagine waking up to stunning vistas that will take your breath away and make every day feel like a retreat.

Don't miss out on the opportunity to make this house your home. With its unique layout, well-proportioned bedrooms, and beautiful views, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful abode on Ley Street.

Ley Street, Accrington, BB5 2QH

Offers Over £129,950



- Exquisite End Terrace Cottage
- Contemporary Fitted Kitchen
- Off Road Parking for Two Vehicles
- EPC Rating D
- Two Bedrooms
- Open Plan Living
- Tenure Leasehold
- Three Piece Bathroom
- No Chain Delay
- Council Tax Band A

Ground Floor

Entrance

Composite double glazed frosted front door to open plan living.

Open Plan Living

29'6 x 13'1 (8.99m x 3.99m)

Four UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, composite sink and drainer with high spout spring mixer tap, integrated oven and grill with five burner gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher and undercounter fridge, plumbing for washing machine, multifuel burner with wooden mantel and original stone hearth, integrated oak shelving and cupboards, television point coving, spotlights, smoke detector, part wood effect laminate flooring, UPVC double glazed door to rear and stairs to first floor.

First Floor

Landing

6'3 x 3'0 (1.91m x 0.91m)

Loft access, doors leading to two bedrooms and family bathroom.

Bedroom One

13'7 x 9'11 (4.14m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

14'5 x 6'6 (4.39m x 1.98m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

11'2 x 6'3 (3.40m x 1.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted vanity top wash basin with mixer tap, jacuzzi bath with mixer tap, rinse head and direct feed rainfall shower, boiler cupboard, PVC cladding to ceiling, spotlights, tiled elevations and tiled flooring.

External

Rear

Enclosed shared garden with paved patio and bark chipping bedding areas.

Front

Off road parking for two vehicles.



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