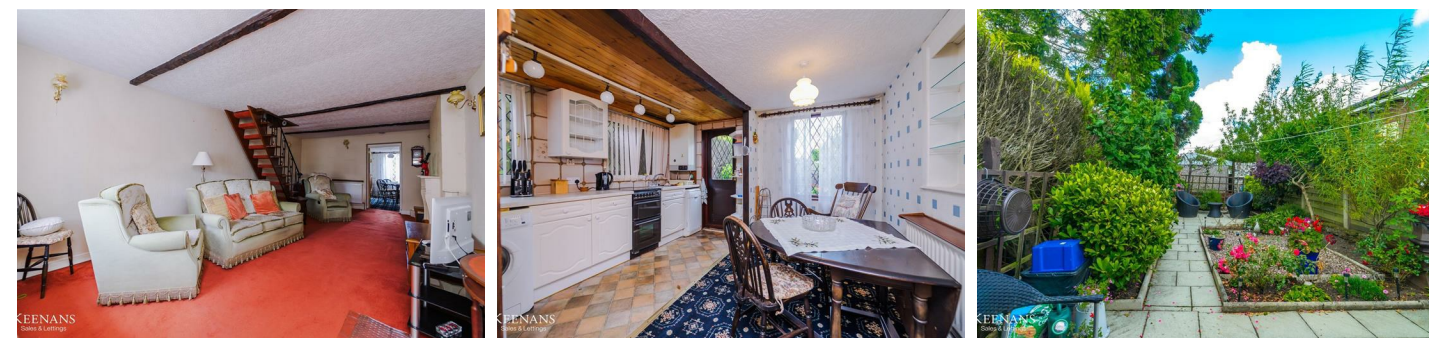




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

## High Street, Accrington, BB5 3BB

### Offers Over £150,000

AN ENVIABLE COTTAGE PROPERTY WITH NO CHAIN DELAY

With stunning gardens open plan living space and neutral decoration, this enviable two bedroom cottage property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. Bursting with potential, once modernised, this property would make the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you through to a dining area, as well as housing a staircase to the first floor. The dining area leads openly on to a fitted kitchen. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is a beautifully presented garden to the rear with laid to lawn, paving and bedding areas. To the front there is a garden with paving and artificial lawn.

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



# High Street, Accrington, BB5 3BB

## Offers Over £150,000



- Beautiful Terraced Cottage
- Spacious Reception Room
- Close Proximity To Amenities
- EPC Rate TBC
- Two Bedrooms
- Stunning Rear Garden
- Tenure Freehold
- Three Piece Bathroom
- Fantastic Family Home
- Council Tax Band B

### Entrance

UPVC double glazed leaded door to porch.

### Porch

3'10 x 3'9 (1.17m x 1.14m)

Two hardwood double glazed leaded windows, meter cupboard, fitted wall lights, wood panel elevations, wood effect laminate flooring and hardwood single glazed leaded door to reception room.

### Reception Room

24'9 x 12'1 (7.54m x 3.68m)

UPVC double glazed leaded window, two central heating radiators, fitted wall lights, gas fire with granite effect hearth and surround, television point, smoke detector, hardwood single glaze leaded door to dining area and stairs to first floor.

### Dining Area

13'2 x 5'0 (4.01m x 1.52m)

UPVC double glazed leaded window, central heating radiator, integrated inset shelving, integrated storage cupboard and open to kitchen.

### Kitchen

13'2 x 5'9 (4.01m x 1.75m)

Two UPVC double glazed leaded windows, range of panel wall and base units, marble effect surfaces, tiled splashback, stainless steel sink and drainer with mixer taps, space for oven, fridge freezer, washing machine and dishwasher, boiler store cupboard, tile effect lino flooring and hardwood single glaze leaded door to rear.

### First Floor

#### Landing

7'7 x 2'2 (2.31m x 0.66m)

Smoke detector and doors to two bedrooms and the bathroom.

#### Bedroom One

15'1 x 12'1 (4.60m x 3.68m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobe and access to the loft.

#### Bedroom Two

9'4 x 6'4 (2.84m x 1.93m)

UPVC double glazed leaded window and central heating radiator.

### Bathroom

9'4 x 4'11 (2.84m x 1.50m)

UPVC double glazed frosted window, central heating radiator, three piece suite, low level WC, vanity top wash basin with traditional taps, panel bath with traditional taps, direct feed shower, tiled elevations and integrated storage cupboard.

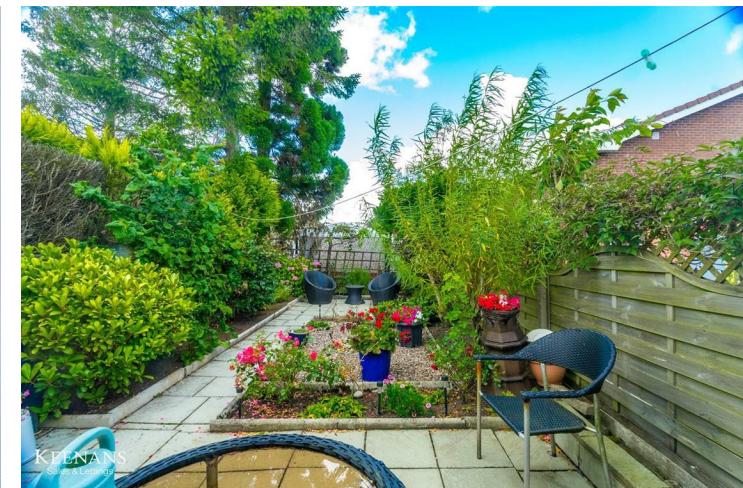
### External

#### Front

Enclosed garden with artificial lawn.

#### Rear

Enclosed garden with laid to lawn, paving and bedding.



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