



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(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.

Hawksworth Road, Accrington, BB5 5AR

£150,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated beautifully throughout with spacious rooms, neutral decoration and an abundance on indoor space, this outstanding four bedroom mid terraced property is being proudly welcomed to the market in the most desirable location of Accrington. Having undergone a full transformation with modern fixtures and fittings, two spacious living areas and being a complete blank canvas, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, modern kitchen and staircase to the first floor. The kitchen boasts modern wall and base units and leads on to the rear porch which guides you out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. Externally there is an enclosed paved yard to the rear.

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

Hawksworth Road, Accrington, BB5 5AR

£150,000



- Tenure leasehold
- Council Tax Band B
- EPC Rating F
- On Street Parking
- Mid Terraced Property
- Four Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Family Home
- Viewing Essential
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4'7 x 4'5 (1.40m x 1.35m)

Coving, picture rail, dado rail, store cupboard and hard wood single glazed frosted door to hall.

Hall

23'9 x 5'6 (7.24m x 1.68m)

Central heating radiator, coving, corbel, under stairs storage, doors to reception room, kitchen and stairs to first floor.

Reception Room One

13' x 12'11 (3.96m x 3.94m)

UPVC double glazed window, central heating radiator, coving and picture rail.

Reception Room Two

14'11 x 12' (4.55m x 3.66m)

UPVC double glazed window, central heating radiator, coving, picture rail and gas fire.

Kitchen

12'5 x 12'1 (3.78m x 3.68m)

UPVC double glazed window, central heating radiator, range of grey wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, wood effect lino and UPVC double glazed frosted door to rear porch.

Rear Porch

7'1 x 2'9 (2.16m x 0.84m)

Polycarbonate roof, wood effect lino and UPVC double glazed door to rear.

First Floor

Landing

23'8 x 5'6 (7.21m x 1.68m)

Loft hatch, doors to four bedrooms and bathroom.

Bedroom One

14'11 x 12' (4.55m x 3.66m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13' x 11'3 (3.96m x 3.43m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'11 x 7'1 (3.33m x 2.16m)

UPVC double glazed window.

Bedroom Four

10'1 x 6'6 (3.07m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 5' (2.46m x 1.52m)

UPVC double glazed frosted window, central heating radiator, three piece suite, pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and electric feed shower, tiled elevation, PVC to ceiling and wood effect lino.

External

Rear

Enclosed yard.

Front

Courtyard.



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