



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			
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.

Abbeydale Way, Accrington, BB5 0EN

£160,000

SPACIOUS FAMILY HOME

Welcome to Abbeydale Way, Accrington - a charming terraced house that could be your next dream home! This spacious property is located on a private corner plot, offering you both privacy and a sense of exclusivity.

Imagine waking up to the sun streaming into your home all day long, creating a warm and inviting atmosphere. Situated on a quiet estate, this house provides the perfect retreat from the hustle and bustle of everyday life.

Whether you're looking to relax in your own little sanctuary or entertain friends and family in style, this property offers you the space and flexibility to do it all. Don't miss out on the opportunity to make this house your own and enjoy the peaceful surroundings of Abbeydale Way.

Abbeydale Way, Accrington, BB5 0EN

£160,000



- Tenure Leasehold
- Council Tax band B
- EPC Rating TBC
- On Street Parking
- Corner Plot Property
- Three Bedrooms
- Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Ample Sized Enclosed Rear Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to entrance porch.

Entrance Porch

7'1 x 3'2 (2.16m x 0.97m)

UPVC double glazed window, central heating radiator, doors to WC and reception room.

WC

6'5 x 2'8 (1.96m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and vanity top wash basin with mixer tap.

Reception Room

15'9 x 14'8 (4.80m x 4.47m)

UPVC double glazed window, two central heating radiators, gas fire with decorative surround, television point, stairs to first floor and door to kitchen.

Kitchen

14'7 x 8'3 (4.45m x 2.51m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, tiled floor and UPVC double glazed French doors to rear garden.

First Floor

Landing

7'11 x 5'11 (2.41m x 1.80m)

UPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom One

13'4 x 8'3 (4.06m x 2.51m)

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

Bedroom Two

10'9 x 8'4 (3.28m x 2.54m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'3 x 5'11 (3.12m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

6'1 x 5'6 (1.85m x 1.68m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panelled bath with mixer tap, part tiled elevation and tiled floor.

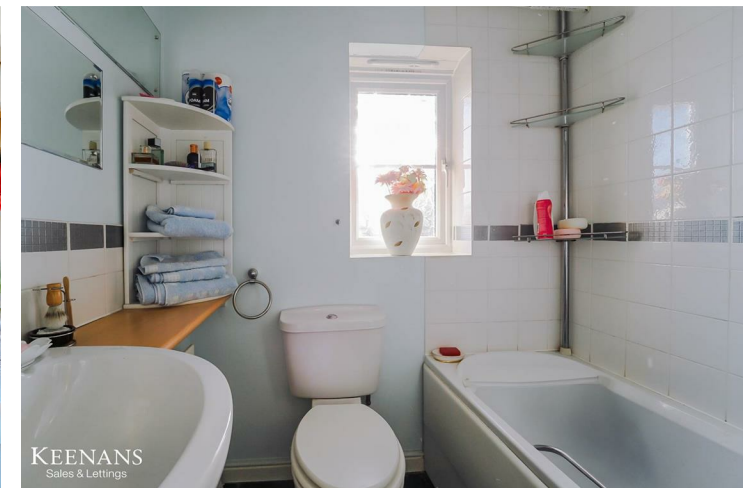
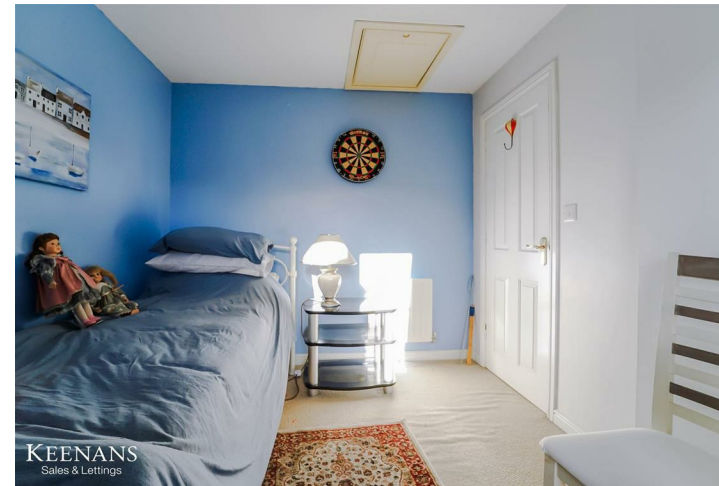
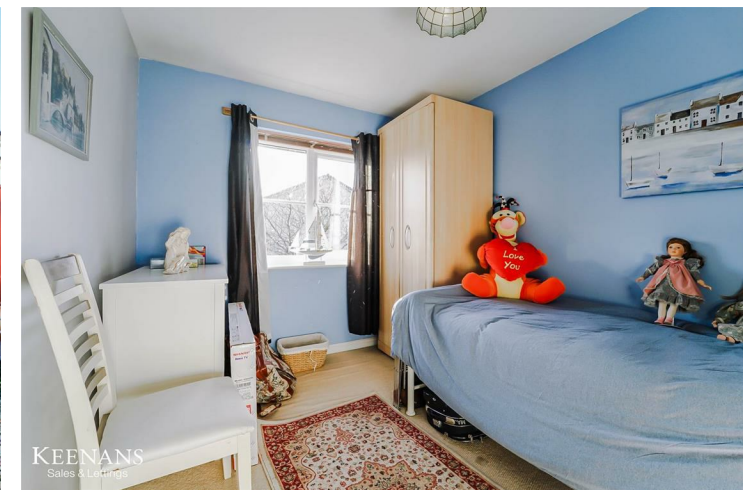
External

Rear

Enclosed laid to lawn garden with gravel path, bedding areas, mature shrubs and timber shed.

Front

Paved path to front entrance door, bedding areas with mature shrubs and tree.



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