



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 | 68      | 85                                                                                                          |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Garden Street, Accrington, BB5 3LS

### £100,000

#### SPACIOUS THREE BEDROOM MID TERRACE PROPERTY

Situated on Garden Street, Oswaldtwistle, this delightful three bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious layout, providing ample room for comfortable living and the potential to personalise the space to suit your needs.

As you enter, you will be greeted by a welcoming atmosphere that flows throughout the home. The generous living areas are perfect for both relaxation and entertaining, while the well proportioned bedrooms offer a peaceful retreat at the end of the day. Each room is filled with natural light, enhancing the overall sense of space and warmth.

One of the standout features of this property is the rear yard, which provides a private outdoor space for gardening, barbecues, or simply enjoying the fresh air. It is an ideal spot for children to play or for hosting gatherings with friends and family.

Additionally, the property benefits from resident-only parking, ensuring convenience for you and your guests. Located in a friendly neighbourhood, you will find local amenities, schools, and parks within easy reach, making it a perfect choice for those seeking a community-oriented lifestyle.

In summary, this house on Garden Street offers a wonderful blend of space, potential, and location. Whether you are looking to invest or find your forever home, this property is certainly worth considering. Do not miss the chance to make it your own.



# Garden Street, Accrington, BB5 3LS

## £100,000

**3****1****2****D**

- Tenure Freehold
  - On Street Parking
  - Bursting With Potential
  - Close Proximity To local Amenities
- Council Tax Band A
  - Viewing Essential
  - Ideal Investment Opportunity
- EPC Rating D
  - Abundance Of Indoor Space
  - Easy Access To Major Network Links

### Ground Floor

**Entrance**  
Hard wood door with leaded glass window to vestibule.

**Vestibule**  
4'1 x 3'5 (1.24m x 1.04m)  
Wood effect flooring and door to hall.

**Hall**  
13' x 3'6 (3.96m x 1.07m)  
Doors to two reception rooms and stairs to first floor.

**Reception Room One**  
14'4 x 11' (4.37m x 3.35m)  
Hard wood double glazed leaded window, meter cupboard, gas fire with surround and central heating radiator.

**Reception Room Two**  
15'2 x 12'3 (4.62m x 3.73m)  
UPVC double glazed door to rear, gas fire with decorative surround, door to kitchen, under stairs storage and central heating radiator.

**Kitchen**  
12'9 x 9' (3.89m x 2.74m)  
Two UPVC double glazed windows, electric radiator, range of wall and base units, laminate work top, ceramic one and a half sink and drainer with mixer tap, space for free standing oven, plumbed for washing machine, space for fridge freezer, part tiled elevation, wood effect flooring and UPVC door to rear.

### First Floor

**Landing**  
11'7 x 7'5 (3.53m x 2.26m)  
Smoke alarm, doors to three bedrooms and bathroom.

**Bedroom One**  
15'4 x 9'3 (4.67m x 2.82m)  
Hard wood doubler glazed leaded window, central heating radiator and fitted storage.

**Bedroom Two**  
12'5 x 7'7 (3.78m x 2.31m)  
UPVC double glazed window and access to Ideal boiler.

**Bedroom Three**  
8'11 x 7'11 (2.72m x 2.41m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
10'4 x 7'11 (3.15m x 2.41m)  
Central heating radiator, low flush WC, pedestal wash basin, pedestal wash basin with direct feed rinse head, extractor fan and loft access.

### External

### Rear

Enclosed paved yard.



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