



Garbett Street, Accrington, BB5 0QN

£99,950

A FANTASTIC FAMILY HOME

Presenting Garbett Street, this charming house offers a delightful blend of modern living and spacious comfort. Spanning three floors, the property features a versatile loft room that can serve as an additional bedroom or a creative space tailored to your needs.

The ground floor boasts two open plan inviting living areas, perfect for both relaxation and entertaining. The modern kitchen is a standout feature, providing ample space for family gatherings and culinary adventures. The large family bathroom is thoughtfully designed, ensuring convenience for all residents.

On the first floor, you will find two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. The property also benefits from a substantial rear yard, ideal for outdoor activities or simply enjoying the fresh air.

Situated in a great town location, this home is conveniently close to local schools and amenities, making it an excellent choice for families and professionals alike. With its blend of space, modern features, and a prime location, this property is a wonderful opportunity for those looking to settle in Accrington.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terrace Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating TBC
- Two Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Spacious Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'1 x 3'1 (1.24m x 0.94m)
Composite double glazed frosted front door, coving, wood effect flooring and open to hall.

Hall

13'8 x 3'2 (4.17m x 0.97m)
Central heating radiator, coving, wood effect flooring, open to reception room two and stairs to first floor.

Reception Room Two

15'1 x 11'8 (4.60m x 3.56m)
UPVC double glazed window, central heating radiator, coving, dado rail, pendant lighting, part wood panelled elevation, under stairs storage, open to reception room one and open arch to kitchen.

Reception Room One

13'7 x 11'2 (4.14m x 3.40m)
UPVC double glazed window, coving, dado rail, gas fire and wood effect flooring.

Kitchen

11'10 x 8'3 (3.61m x 2.51m)
UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, stainless steel sink and drainer with mixer tap, Belling Country Chef range cooker with eight ring gas hob, integrated extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, tiled effect flooring and hardwood door to rear.

First Floor

Landing

15'5 x 5'10 (4.70m x 1.78m)
Hardwood single glazed frosted window to bedroom two, coving, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'7 x 13'6 (4.45m x 4.11m)
UPVC double glazed window, central heating radiator, dado rail, and fitted wardrobes.

Bedroom Two

15'4 x 8'7 (4.67m x 2.62m)
UPVC double glazed window, central heating radiator, wood effect flooring and fitted wardrobe.

Bathroom

11'10 x 8'0 (3.61m x 2.44m)
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, low basin WC, tiled panel bath with mixer tap and rinse head, partially tiled elevations and tiled effect flooring.

Second Floor

Landing

5'3 x 3'5 (1.60m x 1.04m)
Doors leading to two attic rooms.

Attic Room One

10'6 x 9'10 (3.20m x 3.00m)
Velux window and central heating radiator.

Attic Room Two

13'2 x 9'0 (4.01m x 2.74m)
Velux window and central heating radiator.

External

Rear

Enclosed yard with bedding and gate to shared access.

Front

Enclosed forecourt with paving, decking and artificial lawn.



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