



Barnfield Street, Accrington, BB5 2AQ

£130,000

THE PERFECT FAMILY HOME

Nestled on Barnfield Street in Accrington, this exquisite double fronted terraced house is a true gem, presented and updated to the highest standard. With immaculate presentation and modern fixtures throughout, this property offers a seamless blend of comfort and style, making it an ideal home for a growing family or a couple seeking a fresh start.

Upon entering, you will be greeted by two spacious living rooms that provide ample space for relaxation and entertaining. The property boasts three generously sized bedrooms, ensuring that everyone has their own personal retreat. Additionally, the added cellar space offers further potential for storage or creative use, catering to your individual needs.

The outdoor areas are equally appealing, featuring garden space both at the front and rear of the property, perfect for enjoying the fresh air or hosting gatherings.

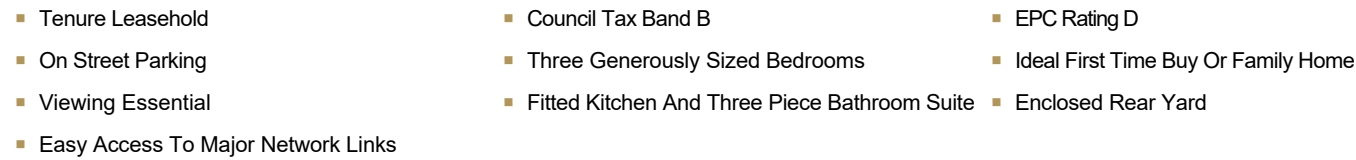
Conveniently located just a stone's throw away from the vibrant town centre, you will find a wealth of local amenities, including shops, restaurants, and schools, all within easy reach. Excellent bus routes and motorway links further enhance the accessibility of this delightful home, making commuting a breeze.

With no chain delay, this property is a complete blank canvas, ready for you to move straight in and make it your own. Do not miss the opportunity to view this stunning home that perfectly combines modern living with a

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

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UPVC double glazed frosted door to hall.

Central heating radiator, coving, picture rail, doors to two reception rooms, open to kitchen and stairs to first floor, door to stairs to lower ground floor.

UPVC double glazed window, central heating radiator, open coal fire with tiled surround and television point.

UPVC double glazed window, central heating radiator, coving, ceiling rose and television point.

UPVC double glazed window, range of white matte wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, wood effect laminate flooring and hard wood double glazed door to rear porch.

Two UPVC double glazed windows, plumbed for washing machine and UPVC double glazed door to rear.

Inset shelving and lighting.

Loft access, doors to three bedrooms and bathroom.

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

UPVC double glazed window, central heating radiator, fitted wardrobe, dressing table and television point.

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

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower and mixer tap, PVC panel elevation, integrated linen cupboard, PVC to ceiling and spotlights, tiled effect vinyl flooring.

Enclosed paved yard.

Paved garden.

