



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Queens Road West, Accrington, BB5 4BA

### Offers Over £185,000

#### THREE BEDROOM DETACHED PROPERTY BURSTING WITH POTENTIAL

Located on the desirable Queens Road West in Accrington, this charming three-bedroom detached house presents an excellent opportunity for families and individuals alike. The property boasts a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen offers ample space for culinary endeavours, making it a delightful area for both cooking and entertaining.

Each of the three bedrooms is generously sized, providing comfortable living quarters for family members or guests. The shower room is conveniently located, ensuring ease of access for all.

Outside, the property features a large rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garage and driveway offer practical solutions for parking and storage, adding to the overall convenience of this home.

With plenty of potential for personalisation and enhancement, this property is a blank canvas waiting for your creative touch. Whether you are looking to settle down in a peaceful neighbourhood or seeking a project to make your own, this house on Queens Road West is a fantastic choice. Don't miss the chance to view this delightful home and envision the possibilities it holds.



Queens Road West, Accrington, BB5 4BA  
Offers Over £185,000



- An Enviaible Detached Property
- Perfect Family Home
- Council Tax Band C
- Off Road Parking
- Three Bedrooms
- Complete Blank Canvas
- Tenure TBC
- Sought After Location
- Gardens To The Front And Rear
- EPC Rating TBC

Ground Floor

Hallway  
8'10 x 6'8 (2.69m x 2.03m)

Reception Room One  
18'2 x 11'5 (5.54m x 3.48m)

Kitchen  
16'8 x 9'2 (5.08m x 2.79m)

First Floor

Landing  
5'7 x 2'4 (1.70m x 0.71m)

Bedroom One  
11'10 x 11'4 (3.61m x 3.45m)

Bedroom Two  
11'4 x 8'6 (3.45m x 2.59m)

Bedroom Three  
8'5 x 6'5 (2.57m x 1.96m)

Shower Room  
8'1 x 8'1 (2.46m x 2.46m)

