



## 4 Worston Close

, Accrington, BB5 0JP

Offers Over £130,000



A Mature Spacious Three Bedroom Family Size Semi-Detached House with Gardens to the front and rear, the property offers potential and requires some TLC . The layout comprises: Entrance Hallway with stairs to the first floor, Lounge open to the Dining Room and Kitchen with access to the Utility Porch. First Floor, Landing, Three Good Size Bedrooms and Three Piece Shower Room. Gas Central Heating Boiler and uPVC Double Glazing. NO CHAIN. Ideal location close to amenities, bus routes and schools.



Entrance Hallway  
Stairs to the First Floor. Understairs Storage. Central Heating Radiator.

Lounge 12'63 x 13'22 (3.66m x 3.96m)  
UPVC Double Glazed Window. Open Plan to Dining Room.

Dining Room 8'94 x 10'23 (2.44m x 3.11.81m)  
UPVC French Doors to the Rear Garden

Kitchen 9'43 x 10'32 (2.74m x 3.05m)  
UPVC Double Glazed Window. Wall and Base Units, Worksurfaces and Tile Surrounds. Inset Sink.

Utility  
Plumbing for Washing Machine. WC.

**First Floor**

Bedroom One 13'22 x 10'34 (3.96m x 3.05m)  
UPVC Double Glazed Window.

Bedroom Two 11'15 x 10'38 (3.35m x 3.05m)  
UPVC Double Glazed Window.

Bedroom Three 8'58 x 8'08 (2.44m x 2.64m)  
UPVC Double Glazed Window.

Shower Room  
Two UPVC Double Glazed Windows. Three Piece Suite comprising of Corner Shower, Wash Basin and WC.

External  
Front and Rear Garden

Disclaimer 1  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
All fixtures and fittings in the property are excluded unless otherwise stated.

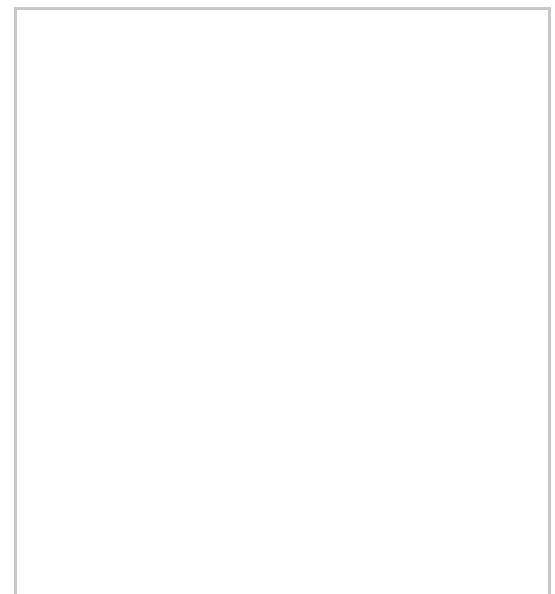
Disclaimer 3  
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

Can we help..  
THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

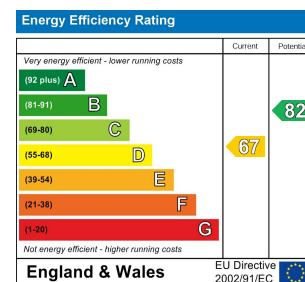
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.