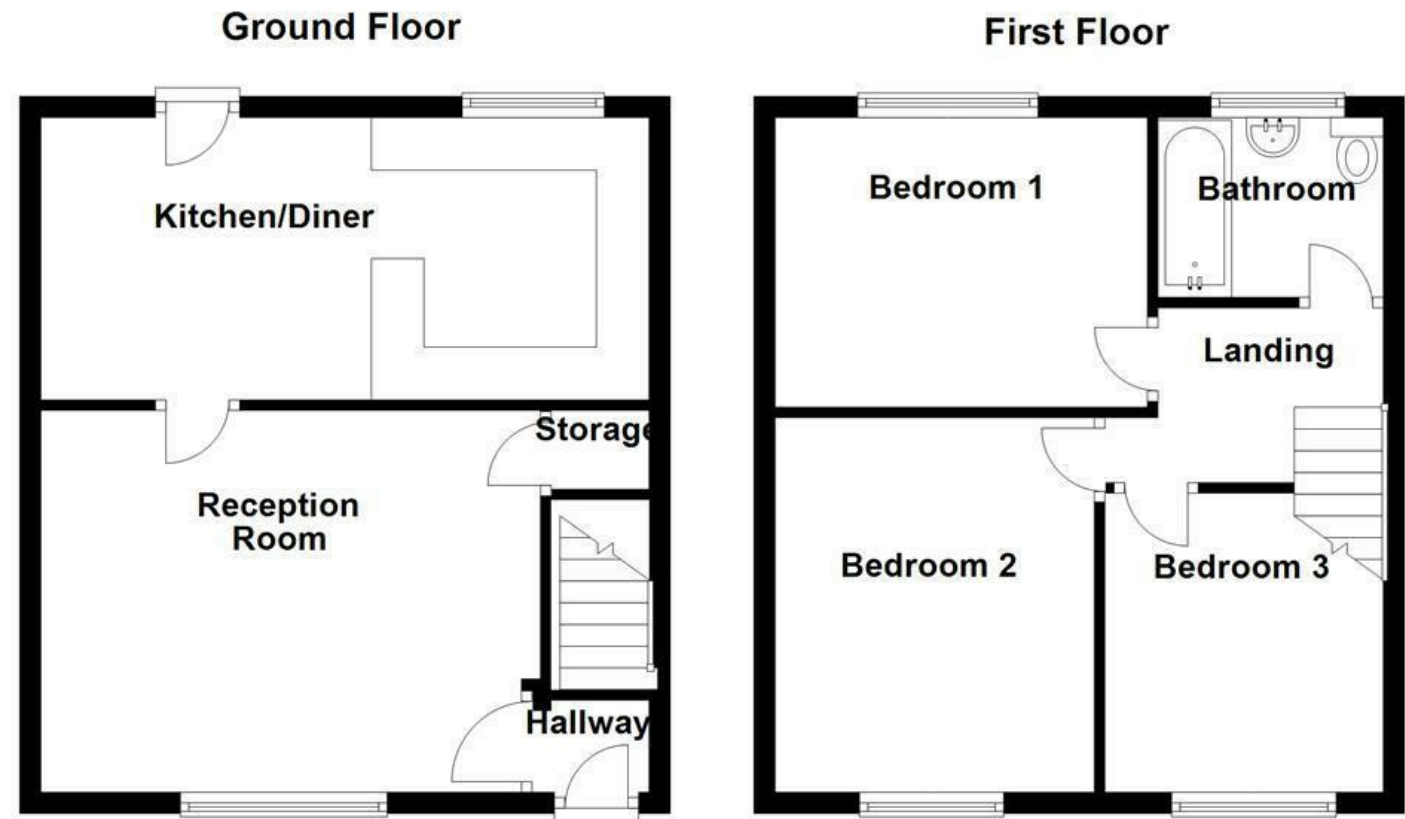




Ribblesdale Avenue, Accrington, BB5 5BW

£139,950

THREE BEDROOM END TERRACE HOME IN THE HEART OF ACCRINGTON

Situated on the charming Ribblesdale Avenue in Accrington, this delightful three-bedroom end terrace house offers a perfect blend of comfort and space. The property boasts a wrap-around garden, providing ample outdoor space for relaxation and recreation, along with a convenient store shed for all your gardening tools and equipment.

Upon entering, you are welcomed into a fantastic lounge that invites natural light, creating a warm and inviting atmosphere. The contemporary fitted kitchen diner is a highlight of the home, designed for both functionality and style, making it an ideal space for family meals and entertaining guests.

The property features three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is well-appointed, catering to the needs of a busy household.

This home is perfect for families or anyone seeking a comfortable living space in a friendly neighbourhood. With its modern amenities and charming outdoor area, this property is a wonderful opportunity for those looking to settle in Accrington. Don't miss the chance to make this lovely house your new home.

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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- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen
 - Close Proximity To Amenities And Easy Access To Major Network Links
- Council Tax Band A
 - Three Bedroom Property
 - Wrap Around Garden
- EPC Rating: C
 - Three Piece Bathroom Suite
 - Ideal Family Home With Viewing Essential

Ground Floor

Entrance

Hardwood single glazed front door to hall.

Hall

3'8 x 2'10 (1.12m x 0.86m)

Door to reception room and stairs to first floor.

Reception Room One

15'7 x 11'11 (4.75m x 3.63m)

UPVC double glazed window, central heating radiator, integrated alcove, storage, television point, under stairs storage, wood effect floor and door to kitchen/diner.

Kitchen/Diner

19'2 x 8'9 (5.84m x 2.67m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with five ring gas hob, extractor hood, space for fridge freezer, dish washer, plumbed for washing machine, integrated breakfast bar, boiler, spotlights, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

8'7 x 5'8 (2.62m x 1.73m)

Central heating radiator, loft access, doors to three bedrooms and bathroom.

Bedroom Two

12' x 9'11 (3.66m x 3.02m)

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

Bedroom One

11'9 x 9' (3.58m x 2.74m)

UPVC double glazed road, central heating radiator and wood effect floor.

Bedroom Three

9'4 x 8'9 (2.84m x 2.67m)

UPVC double glazed window, central heating radiator, integrated shelving and wood effect floor.

Bathroom

7' x 5'7 (2.13m x 1.70m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panelled bath with direct feed shower, pedestal wash basin, low bowl WC, part tiled elevation and tiled floor.

External

Front/Rear

Wrap around garden with decking, wood chip and bedding areas, laid to lawn and storage shed.

