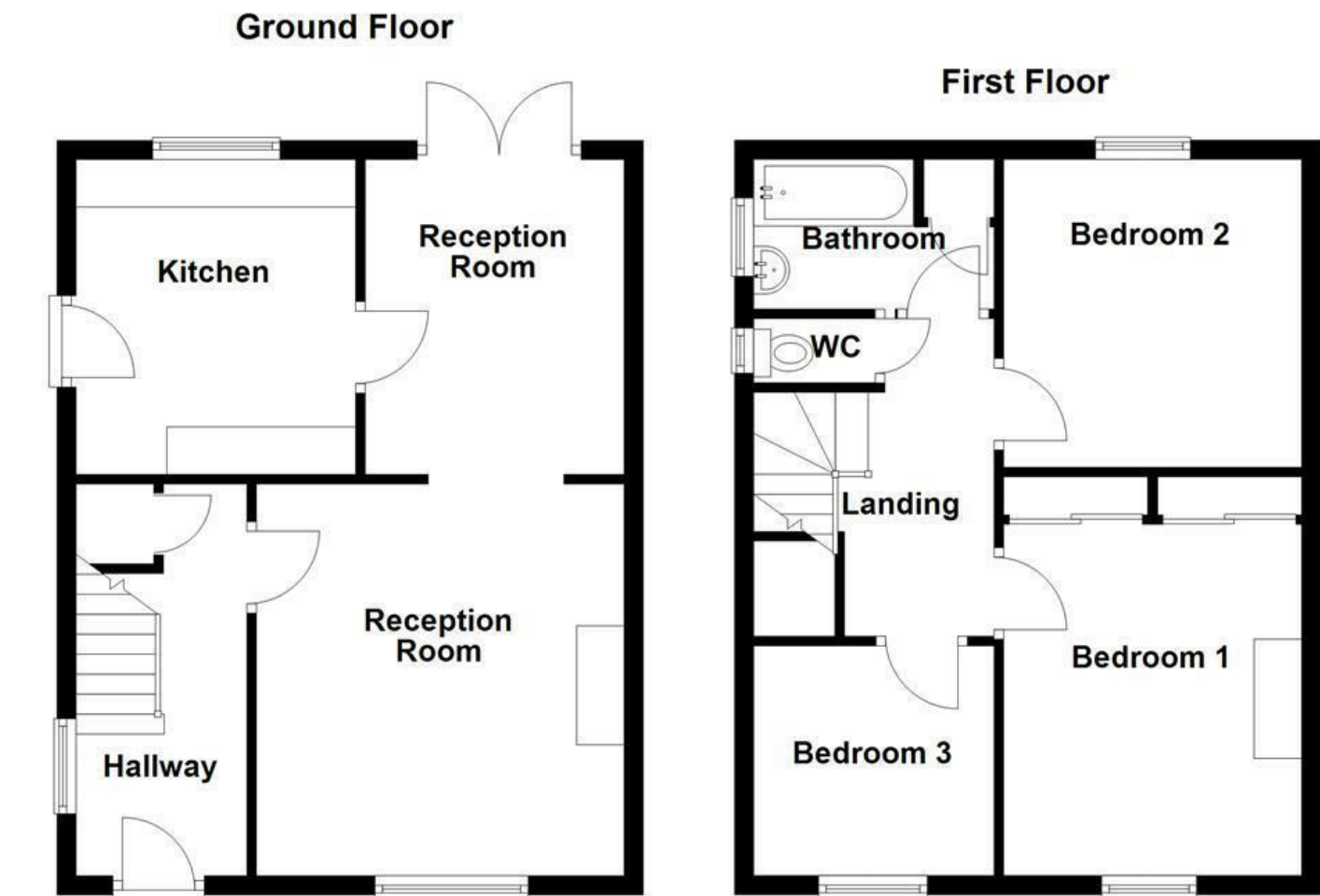




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A       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

## Hartley Avenue, Accrington, BB5 ONN

### £189,950

Welcome to this charming semi-detached house located on Hartley Avenue in the heart of Accrington. This delightful property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living for families or those seeking extra space.

The house includes a modern bathroom, ensuring convenience for daily routines. One of the standout features of this property is the enclosed rear garden, perfect for enjoying outdoor activities or simply unwinding in a private setting. Additionally, the front garden enhances the property's curb appeal, while the driveway offers off-road parking, a valuable asset in this area.

This home presents an excellent opportunity for those looking to settle in a friendly neighbourhood, with local amenities and transport links within easy reach. Whether you are a first-time buyer or seeking a family home, this property on Hartley Avenue is sure to impress. Don't miss the chance to make it your own.

# Hartley Avenue, Accrington, BB5 ONN

£189,950

 3  1  2  D

- Semi Detached Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Two Piece Bathroom & Separate WC
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

## Ground Floor

**Entrance Hallway**  
13'6 x 5'11 (4.11m x 1.80m)

**Reception Room One**  
13'4 x 12'8 (4.06m x 3.86m)

**Reception Room Two**  
10'10 x 8'11 (3.30m x 2.72m)

**Kitchen**  
10'3 x 9'7 (3.12m x 2.92m)

## First Floor

**Landing**  
9'9 x 7'5 (2.97m x 2.26m)

**Bedroom One**  
12'8 x 10'5 (3.86m x 3.18m)

**Bedroom Two**  
11'1 x 10'3 (3.38m x 3.12m)

**Bedroom Three**  
8'4 x 7'11 (2.54m x 2.41m)

**Bathroom**  
7'4 x 5'2 (2.24m x 1.57m)

**WC**  
4'2 x 2'3 (1.27m x 0.69m)

