



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		62	86
(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	

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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

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3



1



2



D

- Tenure Leasehold

▪ On Street Parking

▪ Viewing Essential

▪ Easy Access To Major Network Links

▪ Council Tax Band B

▪ Three Generously Sized Bedrooms

▪ Fitted Kitchen And Three Piece Bathroom Suite

▪ EPC Rating D

▪ Ideal First Time Buy Or Family Home

▪ Enclosed Rear Yard

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

13'11 x 6' (4.24m x 1.83m)

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.

Reception Room One

13'11 x 12'4 (4.24m x 3.76m)

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

Reception Room Two

13'11 x 10'10 (4.24m x 3.30m)

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

Kitchen

9'2 x 8'1 (2.79m x 2.46m)

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.

Rear Porch

9'5 x 3'7 (2.87m x 1.09m)

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

Lower Ground Floor

Cellar

20'3 x 4'5 (6.17m x 1.35m)

Inset shelving and lighting.

First Floor

Landing

9'6 x 2'7 (2.90m x 0.79m)

Loft access, doors to three bedrooms and bathroom.

Bedroom One

13'11 x 10'10 (4.24m x 3.30m)

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

Bedroom Two

13'11 x 8'8 (4.24m x 2.64m)

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

Bedroom Three

10'10 x 9'7 (3.30m x 2.92m)

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

Bathroom

9'2 x 8'1 (2.79m x 2.46m)

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.

External

Rear

Enclosed paved yard.

Front

Paved garden.

