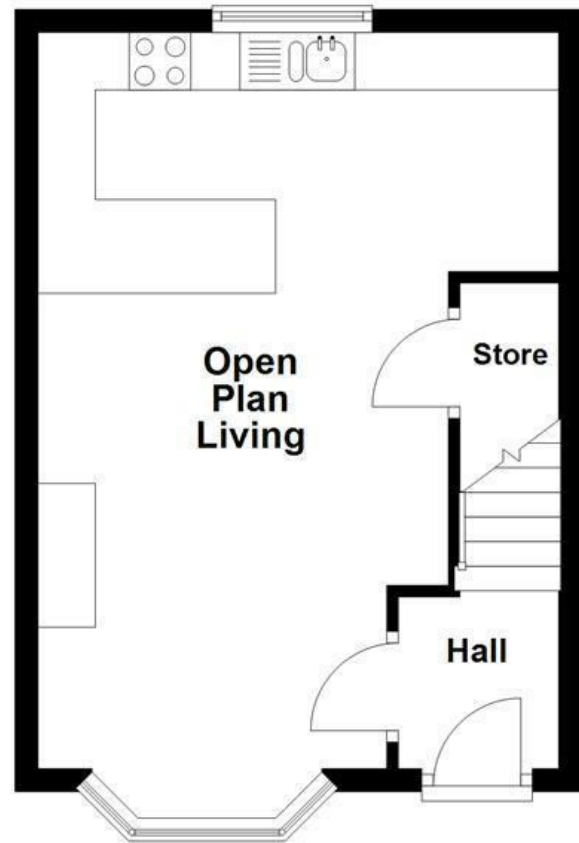
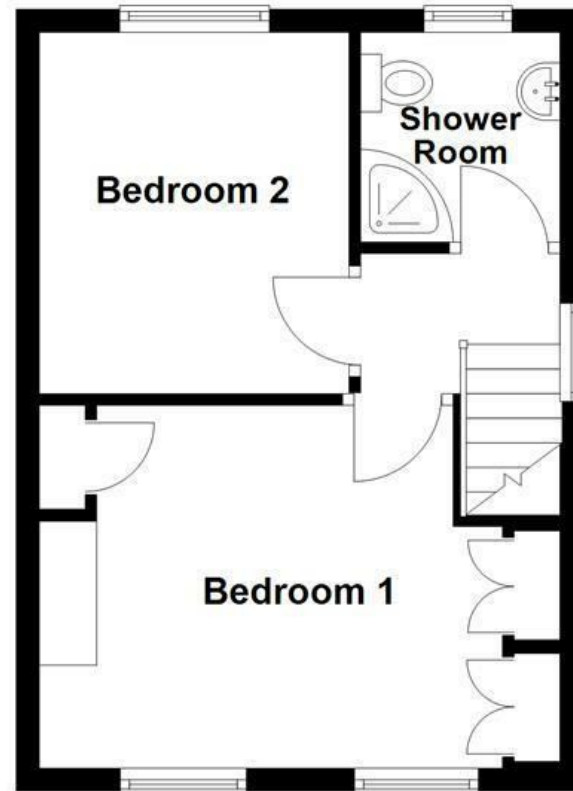


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Oakwood Road, Accrington, BB5 2PG

£895

FULLY RENOVATED SEMI DETACHED HOME

Situated on the charming Oakwood Road in Accrington, this immaculate semi-detached home presents an excellent opportunity for those seeking a comfortable and modern living space. With two generously sized double bedrooms, this property is perfect for individuals or small families looking for their first home.

The heart of the home features a contemporary kitchen that seamlessly integrates with an open-plan living area, creating a warm and inviting atmosphere ideal for both relaxation and entertaining. The three-piece shower room is stylishly designed, ensuring convenience and comfort.

This property is move-in ready, allowing you to settle in without delay. The property also boasts off-road parking at the front, providing ease and security for your vehicle. At the rear, you will find a low-maintenance garden, perfect for enjoying the outdoors without the burden of extensive upkeep.

With its modern amenities and thoughtful layout, this semi-detached house on Oakwood Road is a delightful find for anyone looking to embrace a new chapter in a lovely community. Don't miss the chance to make this charming property your new home.

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# Oakwood Road, Accrington, BB5 2PG

£895



- Immaculate Semi Detached Property
- Two Double Bedrooms
- Three Piece Shower Room
- Modern Fitted Kitchen
- Open Plan Living
- Fully Renovated
- Off Road Parking
- Council Tax Band A
- EPC Rating D

## Ground Floor

### Entrance Hall

4'11 x 4'7 (1.50m x 1.40m)

UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, door to open plan kitchen/living area and stairs to first floor.

### Open Plan Kitchen/Living Area

21'0 x 14'10 (6.40m x 4.52m)

UPVC double glazed bay window, UPVC double glazed window, two upright central heating radiators, range of wall and base units with laminate work surfaces, composite sink and drainer with mixer tap, integrated oven with four ring induction hob, space for fridge freezer, plumbing for washing machine, pendant lighting, wood effect laminate flooring, under stairs storage and UPVC double glazed frosted door to rear.

## First Floor

### Landing

5'4 x 3'11 (1.63m x 1.19m)

UPVC double glazed frosted window, picture rail, doors leading to two bedrooms and shower room.

### Bedroom One

14'11 x 10'5 (4.55m x 3.18m )

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobes and wood panelled elevations.

### Bedroom Two

10'4 x 9'3 (3.15m x 2.82m )

UPVC double glazed window, central heating radiator and wood panelled elevations.

### Shower Room

6'0 x 5'3 (1.83m x 1.60m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, corner electric feed shower enclosed, partially tiled elevations and wood effect laminate flooring.

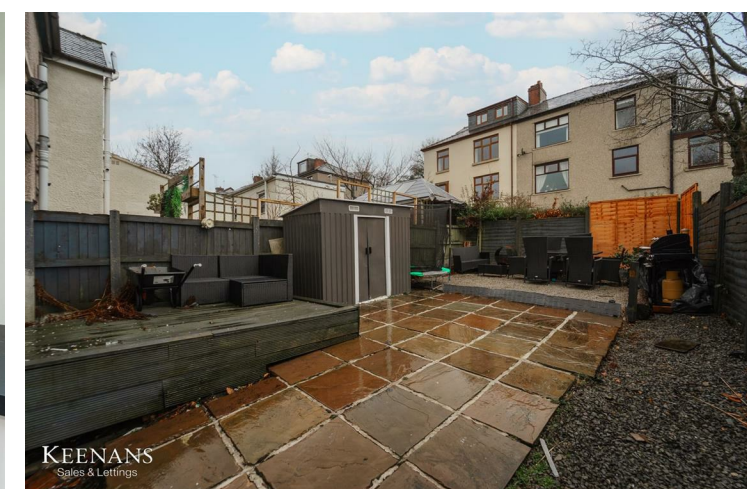
## External

### Rear

Enclosed garden with paving, slate chippings, decking and shed.

### Front

Mature shrubbery, paving and tarmac driveway.



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