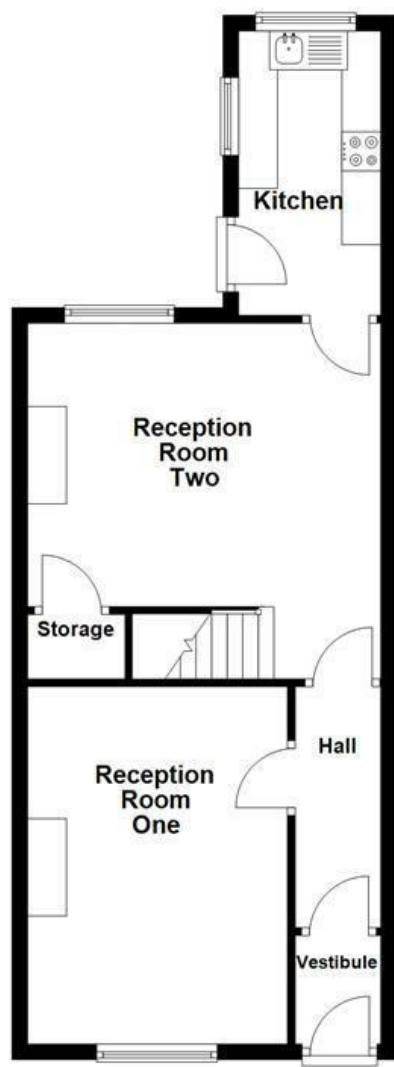
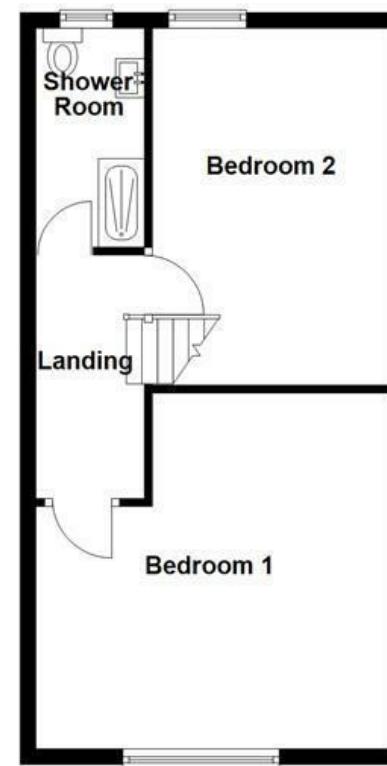


## Ground Floor



## 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		
(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.

## Union Road, Accrington, BB5 3DA Offers Over £100,000

### AN OUTSTANDING GARDEN FRONTED TERRACED PROPERTY

Nestled on Union Road in the charming area of Oswaldtwistle, Accrington, this delightful garden fronted terraced house presents an exceptional investment opportunity that should not be overlooked. The property boasts two spacious double bedrooms, two inviting living areas and a cellar providing ample space for both relaxation, entertaining and extra storage space.

One of the standout features of this home is the generous garden space, which can be found both at the front and the rear, offering a perfect setting for outdoor enjoyment or potential landscaping projects. With no chain delay, this property is ready for immediate occupancy, making it an ideal choice for first-time buyers or investors eager to put their personal touch on a blank canvas.

Situated in a highly sought-after location, this home benefits from excellent transport links, with convenient access to bus routes and major motorways, ensuring easy commutes to Blackburn, Accrington, and beyond. Additionally, local schools and amenities are just a stone's throw away, enhancing the appeal for families and professionals alike.

In summary, this terraced property on Union Road is a rare find, combining potential, location, and convenience. Whether you are looking to invest or create your dream home, this property is truly not to be missed.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

# Union Road, Accrington, BB5 3DA

## Offers Over £100,000



- Tenure TBC
- On Street Parking
- Ideal Investment Opportunity
- Clos Proximity To Local Amenities

### Ground Floor

#### Entrance

Hard wood single glazed frosted door to vestibule.

#### Vestibule

4'7 x 3'7 (1.40m x 1.09m)

Coving and hard wood single glazed frosted door to hall.

#### Hall

11' x 3'7 (3.35m x 1.09m)

Central heating radiator, coving and doors to two reception rooms.

#### Reception Room One

15'1 x 10'11 (4.60m x 3.33m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire with granite effect hearth and surround and wood effect mantle, television point.

#### Reception Room Two

15' x 15' (4.57m x 4.57m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, wood effect mantle, ceiling fan, under stairs storage, hard wood single glazed frosted door to kitchen and stairs to first floor.

#### Kitchen

12'1 x 6'2 (3.68m x 1.88m)

Two UPVC double glazed windows, central heating radiator, range of wood panel wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric high rise double oven with four ring electric hob and extractor hood, integrated fridge freezer, plumbed for washing machine and dishwasher, UPVC double glazed frosted door to rear.

### First Floor

#### Landing

10'3 x 4'5 (3.12m x 1.35m)

Linen cupboard, doors to two bedrooms and shower room.

#### Bedroom One

15' x 15' (4.57m x 4.57m)

UPVC double glazed window, central heating radiator and PVC wood effect panel elevation.

#### Bedroom Two

15' x 10'1 (4.57m x 3.07m)

UPVC double glazed window, central heating radiator, wood effect PVC panel elevation and inset shelving.

#### Shower Room

9'3 x 4'5 (2.82m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double electric feed shower enclosure, tiled elevation, PVC panel elevation, spotlights, integrated linen cupboard and wood effect lino flooring.

#### External

- Council Tax Band B
- Two Spacious Double Bedrooms
- Generous Garden Space To The Front And Rear Of Property
- EPC Rating TBC
- No Chain Delay
- Easy Access To Major Network Links

