



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		
	49	79
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.

New Lane, Accrington, BB5 3PH

£150,000

THE MOST EXCEPTIONAL END TERRACED PROPERTY

Nestled in the desirable area of New Lane, Oswaldtwistle, this exceptional end terraced house presents a wonderful opportunity for those seeking a spacious and stylish home. Boasting three generously sized bedrooms, this property is perfect for families or those looking for extra space. The modern bathroom, located on the first floor, adds a touch of contemporary elegance to the home.

On the ground floor, you will find two expansive reception rooms that provide ample space for relaxation and entertaining. The recently updated fitted kitchen is a highlight, featuring high-quality appliances and stylish units that make cooking a delight. This area is designed for both functionality and aesthetics, ensuring that it meets the needs of modern living.

Additionally, the lower ground floor offers an enviable cellar space, which is ideal for storage or has the potential to be transformed into a fantastic living area, tailored to your personal preferences.

The property is situated just a stone's throw away from a variety of local amenities, including charming coffee shops, inviting pubs, delightful restaurants, and convenient salons.

New Lane, Accrington, BB5 3PH

£150,000

3 1 2 E

- An Exceptional End Terraced Property
- Three Bedrooms
- Two Living Areas And Added Cellar
- Modern Kitchen And Bathroom
- Neutral Decoration
- Sought After Location
- On Street Parking
- Council Tax Band A
- EPC Rating E
- Tenure Freehold

Ground Floor

Entrance Vestibule

3'8 x 3'5 (1.12m x 1.04m)

Hallway

12'6 x 3'5 (3.81m x 1.04m)

Reception Room One

12'8 x 10'11 (3.86m x 3.33m)

Reception Room Two

14'7 x 11'8 (4.45m x 3.56m)

Kitchen

10'2 x 8 (3.10m x 2.44m)

Lower Ground Floor

Cellar

14'6 x 11'8 (4.42m x 3.56m)

First Floor

Landing

14'8 x 5'4 (4.47m x 1.63m)

Bedroom One

14'8 x 12'4 (4.47m x 3.76m)

Bedroom Two

10'2 x 8'2 (3.10m x 2.49m)

Bedroom Three

8'10 x 7'10 (2.69m x 2.39m)

Bathroom

8'10 x 6'2 (2.69m x 1.88m)

