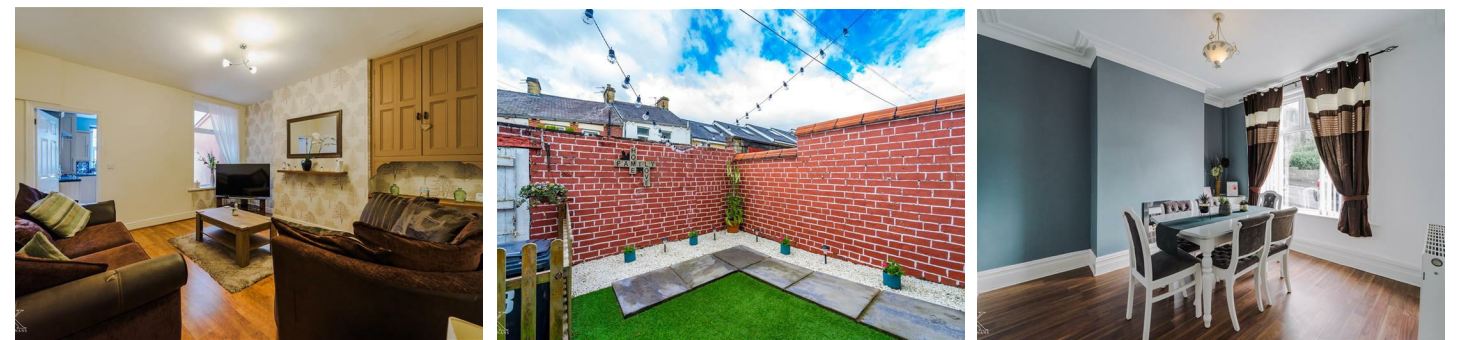





All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

Westwood Street, Accrington, BB5 4BW

Offers Over £120,000

AN EXCEPTIONAL TWO BEDROOM TERRACE PROPERTY - SOLD WITH TENANT IN SITU

Having been presented and maintained to the highest standard throughout with spacious rooms, two double bedrooms and neutral decoration, this enviable mid terraced property is being proudly welcomed to the rental market in the most desirable location of Accrington. With two living areas, beautifully landscaped yard space and contemporary fixtures and fittings, this property is the perfect home for any couple or small family, truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads through to a kitchen which then leads on to a utility room. The first floor comprises of doors on to two double bedrooms and a four piece bathroom suite. Externally there is an enclosed yard to the rear with artificial lawn, block paving and stone chip areas. To the front there is a courtyard.

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

Westwood Street, Accrington, BB5 4BW

Offers Over £120,000

 2  1  2  D

- A Fantastic Mid Terraced Property
- Perfect First Time Home
- On Street Parking
- Close Proximity To Local Amenities

- Two Double Bedrooms
- Neutral Decoration
- Council Tax Band A

- Two Living Areas
- Sought After Location
- EPC Rating D

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule

4'4 x 3'2 (1.32m x 0.97m)

Coving, meter cupboard, wood effect laminate flooring, door to the hallway.

Hallway

10'8 x 3'2 (3.25m x 0.97m)

Central heating radiator, coving, smoke alarm, corbel, wood effect laminate flooring, doors to two reception room and staircase to the first floor.

Reception Room One

12 x 10'4 (3.66m x 3.15m)

UPVC double glazed window, central heating radiator, coving, gas fire, integrated alcove storage, television point, wood effect laminate flooring.

Reception Room Two

14 x 13'11 (4.27m x 4.24m)

UPVC double glazed window, central heating radiator, integrated alcove storage, television point, under stairs storage cupboard, wood effect laminate flooring, door to the kitchen.

Kitchen

9'10 x 6'11 (3.00m x 2.11m)

UPVC double glazed window, a range of wood effect wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated boiler, spotlights, tiled flooring, UPVC double glazed frosted door to the utility room.

Utility Room

9'10 x 5'7 (3.00m x 1.70m)

Space for fridge freezer, plumbing for washing machine, poly carbonate roof, tiled flooring, UPVC double glazed patio doors to the rear.

First Floor

Landing

5'8 x 5 (1.73m x 1.52m)

Loft access, hardwood doors to two bedrooms and bathroom.

Bedroom One

13'11 x 12 (4.24m x 3.66m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard, wood effect laminate flooring.

Bedroom Two

14 x 8'7 (4.27m x 2.62m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard, wood effect laminate flooring.

Bathroom

11'11 x 5 (3.63m x 1.52m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, direct feed shower enclosure, tiled elevations, slate effect vinyl flooring.

External

Front

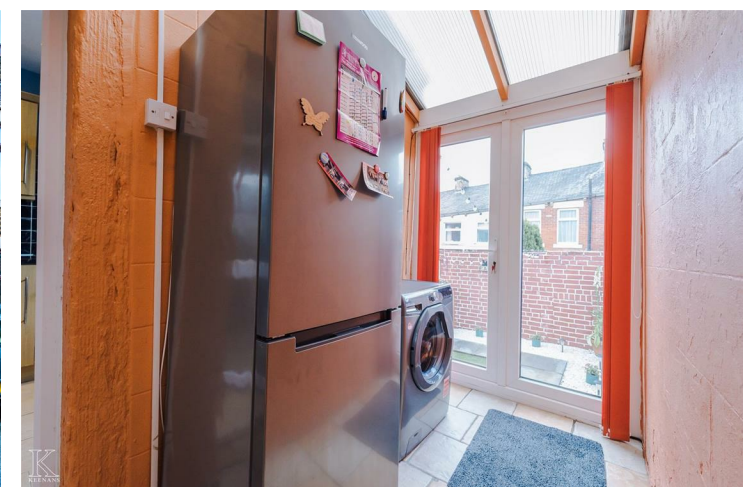
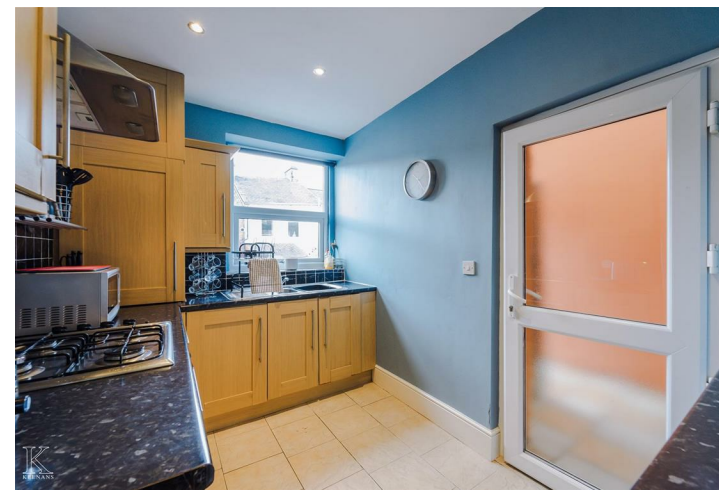
Paved courtyard

Rear

Enclosed yard with blocked paving and artificial lawn.

Agents Notes

Council Tax Band A



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