



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D	65		
(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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## Haworth Street, Accrington, BB5 3EA

### £115,000

A BRIGHT TWO BEDROOM MID TERRACE PROPERTY

Located on Haworth Street in the charming town of Oswaldtwistle, Accrington, this delightful two-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Ideal for families or professionals, the property is situated close to local schools and amenities, making daily life both easy and enjoyable.

Upon entering, you will find two inviting living areas that create a warm and welcoming atmosphere. The open-plan kitchen layout is designed for modern living, allowing for seamless interaction between cooking and entertaining. Additionally, the rear porch provides valuable extra storage space, which can also serve as a utility area or cloakroom, enhancing the practicality of the home.

The property boasts two spacious double bedrooms, ensuring ample room for relaxation and rest. The modern family bathroom is thoughtfully designed, providing a stylish and functional space for your daily routines.

Outside, the large rear yard is a standout feature, offering a private outdoor retreat perfect for enjoying sunny days or hosting gatherings. An outhouse provides additional storage space, catering to all your needs.

This property is a wonderful opportunity for those seeking a comfortable home in a friendly community. With its excellent location and well-appointed features, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Some photos have been virtually staged to help you envision your dream home!

# Haworth Street, Accrington, BB5 3EA

£115,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Ideal First Time Buy Or Investment Opportunity
- Two Generously Sized Double Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Viewing Essential
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

## Ground Floor

### Entrance Vestibule

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

### Hall

12'5 x 3'2 (3.78m x 0.97m)

### Reception Room One

12'11 x 10'9 (3.94m x 3.28m)

### Reception Room Two

14'13 x 14'12 (4.27m x 4.27m)

### Kitchen

9'4 x 7'9 (2.84m x 2.36m)

### Rear Porch

7'3 x 6'1 (2.21m x 1.85m)

## First Floor

### Landing

6'6 x 6'4 (1.98m x 1.93m)

### Bedroom One

14'3 x 12'11 (4.34m x 3.94m)

### Bedroom Two

14' x 7'10 (4.27m x 2.39m)

### Bathroom

10'9 x 6'6 (3.28m x 1.98m)



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