



## 4 Worston Close

, Accrington, BB5 0JP

£140,000



A Mature Spacious Three Bedroom Family Size Semi-Detached House with Gardens to the front and rear, the property offers potential and requires some TLC . The layout comprises: Entrance Hallway with stairs to the first floor, Lounge open to the Dining Room and Kitchen with access to the Utility Porch. First Floor, Landing, Three Good Size Bedrooms and Three Piece Shower Room. Gas Central Heating Boiler and uPVC Double Glazing. NO CHAIN. Ideal location close to amenities, bus routes and schools.



## Entrance Hallway

Stairs to the First Floor. Understairs Storage. Central Heating Radiator.

Lounge 12'6" x 13'2" (3.66m x 3.96m)

UPVC Double Glazed Window. Open Plan to Dining Room.

Dining Room 8'9" x 10'2" (2.44m x 3.11m)

UPVC French Doors to the Rear Garden

Kitchen 9'4" x 10'3" (2.74m x 3.05m)

UPVC Double Glazed Window. Wall and Base Units, Worksurfaces and Tile Surrounds. Inset Sink.

## Utility

Plumbing for Washing Machine. WC.

## First Floor

Bedroom One 13'2" x 10'3" (3.96m x 3.05m)

UPVC Double Glazed Window.

Bedroom Two 11'1" x 10'3" (3.35m x 3.05m)

UPVC Double Glazed Window.

Bedroom Three 8'5" x 8'0" (2.44m x 2.64m)

UPVC Double Glazed Window.

## Shower Room

Two UPVC Double Glazed Windows. Three Piece Suite comprising of Corner Shower, Wash Basin and WC.

## External

Front and Rear Garden

## Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

## Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

## Disclaimer 3

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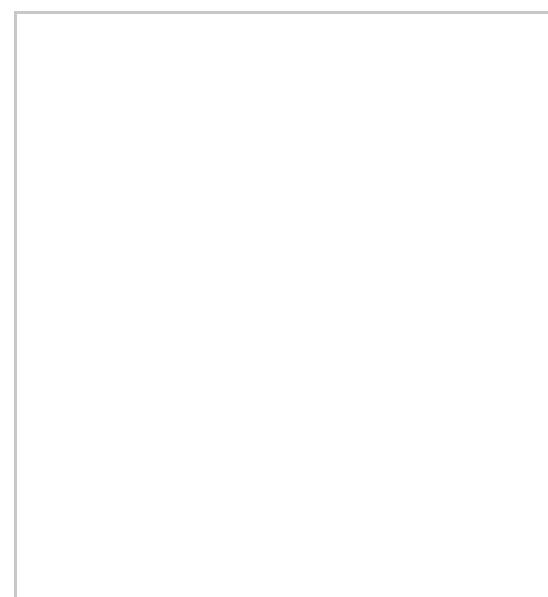
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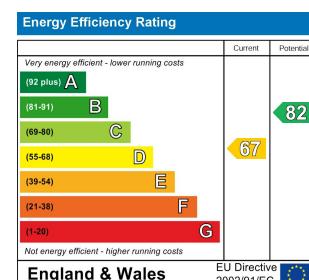
## Area Map



## Floor Plans



## Energy Efficiency Graph



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