



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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.

Woodley Avenue, Accrington, BB5 2LF

£185,000

A FANTASTIC FAMILY HOME BURSTING WITH POTENTIAL

Welcome to this charming three-bedroom semi-detached house located on Woodley Avenue in Accrington. This delightful property offers a wonderful opportunity for families, first-time buyers, or investors looking to make a smart purchase.

As you enter, you will find two spacious living areas that provide ample room for relaxation and entertaining. The separate kitchen is well-appointed, making it a practical space for cooking and family gatherings. Upstairs, the property boasts three bedrooms, including two generously sized double rooms, perfect for accommodating family members or guests. A convenient shower room completes the upper floor, ensuring comfort and privacy.

One of the standout features of this home is the large, low-maintenance rear garden, which offers a perfect outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from a driveway, providing off-road parking for your convenience.

Situated in a fantastic location, this home is close to local schools, parks, and various amenities, making it ideal for families. Transport links are also within easy reach, ensuring that commuting and exploring the surrounding areas is a breeze.

Bursting with potential, this property is a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

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 3  1  2  C

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Shower Room
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Hall

6'9 x 3'9 (2.06m x 1.14m)
UPVC double glazed frosted entrance door, central heating radiator, under stairs storage, wood effect flooring and door to two reception rooms and kitchen.

Reception Room One

10' x 9'5 (3.05m x 2.87m)
UPVC double glazed window and central heating radiator.

Reception Room Two

19'2 x 10'11 (5.84m x 3.33m)
Three UPVC double glazed windows, central heating radiator, smoke alarm, electric fire, stone hearth and surround and stairs to first floor.

Kitchen

13'1 x 11'5 (3.99m x 3.48m)
UPVC double glazed window, spotlights, wood panel wall and base units, granite effect worktops, tiled splash backs, one and half bowl composite sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood clad ceiling, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

9'2 x 6'7 (2.79m x 2.01m)
UPVC double glazed window, loft access, storage cupboard and doors to three bedrooms and shower room.

Bedroom One

12'8 x 11'1 (3.86m x 3.38m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two

12' x 11'10 (3.66m x 3.61m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Three

9'7 x 8'11 (2.92m x 2.72m)
UPVC double glazed window, central heating radiator and storage.

Shower Room

6'6 x 5'6 (1.98m x 1.68m)
UPVC double glazed frosted window, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in enclosure, wood clad ceiling, tiled elevation and lino flooring.

External

Front

Laid to lawn garden, bedding areas, slate chips and driveway.

Rear

Enclosed garden, paving, bedding areas and elevated area with mature shrubs and trees.

