



Sawley Avenue, Accrington, BB5 6HE

Offers Over £120,000

CHARMING THREE BEDROOM MID TERRACE PROPERTY

Located on Sawley Avenue in Accrington, this enviable three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property is ideally situated in a desirable location, offering easy access to reputable schools, convenient motorway connections, and efficient transport links, making it perfect for families and commuters alike.

Upon entering, you will find a spacious lounge that invites relaxation and social gatherings, seamlessly flowing into a well-appointed kitchen that provides ample space for culinary pursuits. The first floor boasts three generously sized bedrooms, ensuring comfort and privacy for all family members. Additionally, a modern shower room enhances the practicality of the living space.

The low-maintenance rear garden is a wonderful feature, providing a private outdoor area for leisure and recreation without the burden of extensive upkeep. This property not only offers a comfortable home but also represents a sound investment in a thriving community.

With its blend of space, convenience, and potential, this mid-terrace house on Sawley Avenue is a must-see for anyone looking to establish themselves in Accrington. Don't miss the chance to

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	76
(81-91) B		
(69-80) C		
(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		
		

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 3  1  1  D

- Mid Terrace Property
 - Spacious Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Bursting with Potential
 - Tenure Leasehold
- Three Piece Shower Room
 - Low Maintenance Externals
 - Council Tax Band B

Ground Floor

Entrance Porch
4'6 x 3'3 (1.37m x 0.99m)

Hall
11'5 x 6'10 (3.48m x 2.08m)

Reception Room
16'9 x 9'11 (5.11m x 3.02m)

Kitchen
16'3 x 9'7 (4.95m x 2.92m)

First Floor

Landing
9'9 x 3'1 (2.97m x 0.94m)

Bedroom One
17'4 x 8'5 (5.28m x 2.57m)

Bedroom Two
9'7 x 9'5 (2.92m x 2.87m)

Bedroom Three
8'2 x 7'9 (2.49m x 2.36m)

Shower Room
6'2 x 3'5 (1.88m x 1.04m)



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