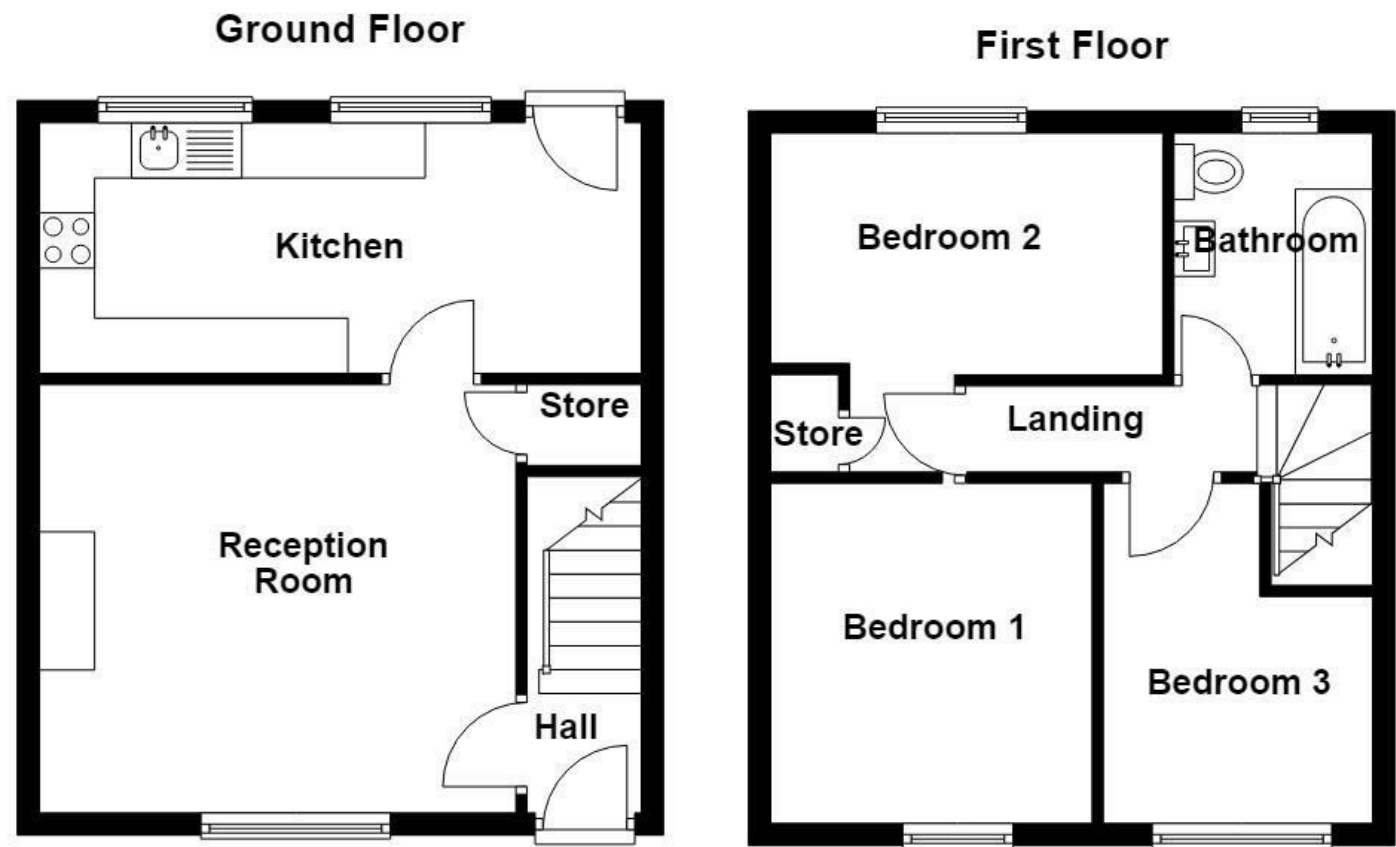




# Sparth Avenue, Accrington, BB5 5QH

## £130,000

IDEAL FOR A SMALL FAMILY OR FIRST TIME BUYER

Nestled on Sparth Avenue in the charming area of Clayton Le Moors, Accrington, this delightful three-bedroom house presents an excellent opportunity for small families or first-time buyers. The property boasts a neutrally finished interior, allowing for a seamless transition into your new home, where you can easily add your personal touch.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The three well-proportioned bedrooms offer ample space for comfortable living, making it an ideal setting for family life. The bathroom is conveniently located, ensuring practicality for everyday routines.

One of the standout features of this property is the lovely views to the rear, which enhance the overall appeal and provide a serene backdrop to your daily life. The location itself is highly sought after, known for its friendly community and accessibility to local amenities, making it a wonderful place to settle down.

This house on Sparth Avenue is not just a property; it is a place where memories can be made. With its inviting atmosphere and prime location, it is sure to attract those looking for a comfortable and convenient home. Do not miss the chance to view this charming residence, as it is poised to be a perfect fit for those embarking on their homeownership journey.

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| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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.

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£130,000



- Three Bedroom Family Home
- Neutral Décor Throughout
- Off Road Parking
- Tenure - Freehold
- Ideal First Time Buy
- Lovely Open Views To The Rear
- EPC Rating - TBC
- Spacious Reception Room
- Popular Clayton Le Moors Location
- Council Tax Band - A

## Ground Floor

### Hall

3'5 x 3'4 (1.04m x 1.02m)

### Reception Room

14'7 x 12'10 (4.45m x 3.91m)

### Kitchen

17'8 x 7'5 (5.38m x 2.26m)

## First Floor

### Landing

10'9 x 3 (3.28m x 0.91m)

### Bedroom One

10'1 x 9'7 (3.07m x 2.92m)

### Bedroom Two

11'8 x 7'1 (3.56m x 2.16m)

### Bedroom Three

10'2 x 7'9 (3.10m x 2.36m)

### Bathroom

7'3 x 5'6 (2.21m x 1.68m)

## External

### Front

Driveway.

### Rear

Enclosed yard, gravel chippings, elevated area.

