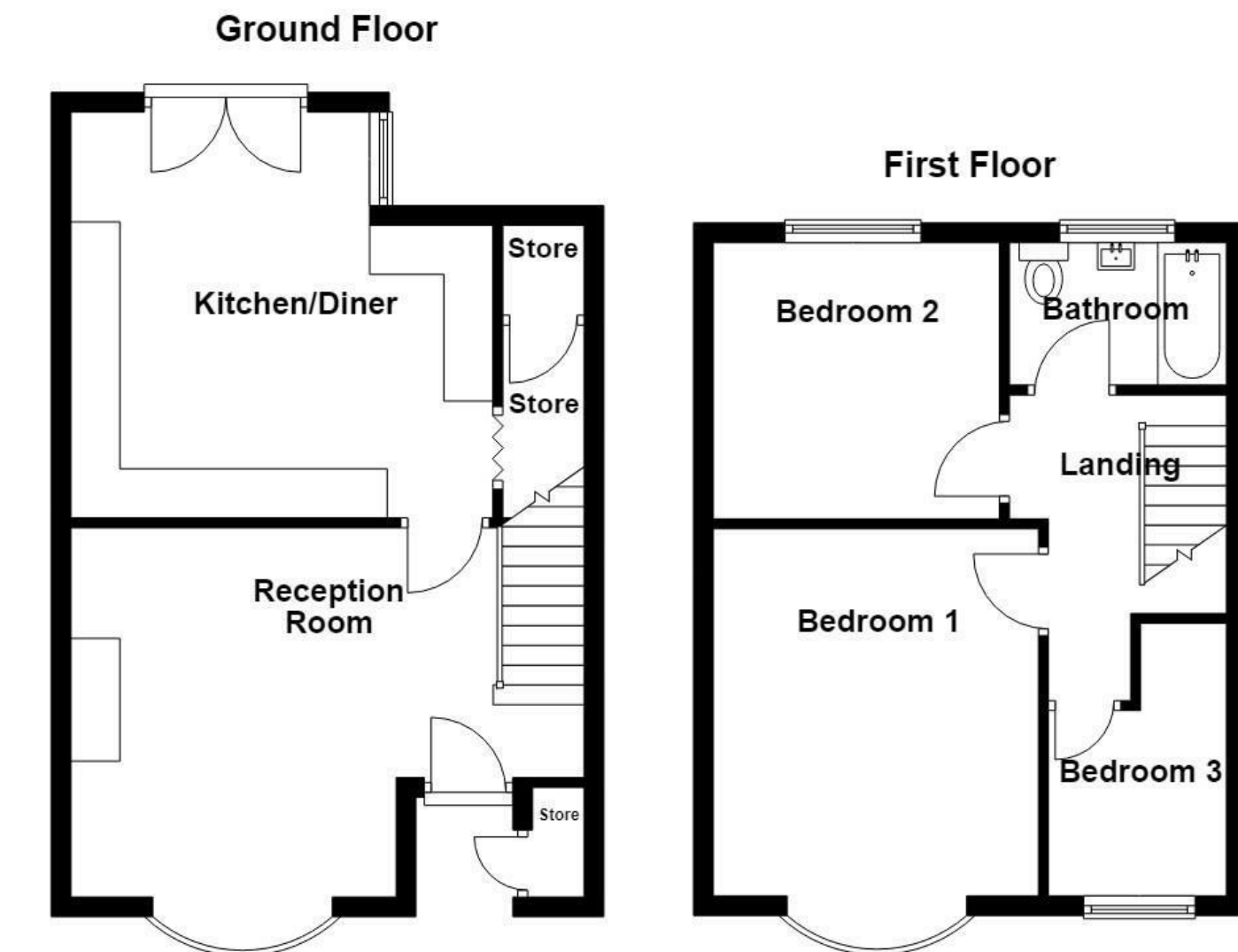




Hodder Street, Accrington, BB5 6SX

Offers Over £170,000

AN ENVIABLE THREE BEDROOM QUASI SEMI DETACHED HOME

Welcome to this charming quasi semi detached home located on Hodder Street in Accrington. This delightful property is an ideal choice for families or first-time buyers seeking a home that is ready to move into.

As you enter, you will find a welcoming lounge that provides a perfect space for relaxation and family gatherings. The modern kitchen is well-equipped and features a dining area, making it an excellent spot for entertaining guests or enjoying family meals. The property boasts three spacious bedrooms, each offering ample room for personalisation and comfort. Additionally, there is a versatile loft space that can be adapted to suit your needs, whether as a home office, playroom, or extra storage.

The outdoor area includes a lovely garden, providing a private retreat for outdoor activities or simply enjoying the fresh air. The property is sold with no chain, ensuring a smooth and straightforward purchasing process.

This home is not only well-presented but also conveniently located, making it a fantastic opportunity for those looking to settle in a friendly community. Do not miss the chance to make this wonderful house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Offers Over £170,000

3 1 1 D

- Spacious Three Bedroom Quasi Semi Detached House
 - Lovely Rear Garden
 - Great Family Home In The Heart Of Accrington
 - EPC D
- Modern Kitchen Diner
 - Great Location Close To Schools And Amenities
 - Tenure Leasehold
- Sold With No Chain Delay
 - Fantastic First Time Buyer Opportunity
 - Council Tax Band B

Ground Floor

Reception Room
17'2 x 12'4 (5.23m x 3.76m)

Kitchen Diner
13'10 x 13'7 (4.22m x 4.14m)

First Floor

Landing
8'5 x 6'1 (2.57m x 1.85m)

Bedroom One
12'4 x 10'11 (3.76m x 3.33m)

Bedroom Two
10 x 8'5 (3.05m x 2.57m)

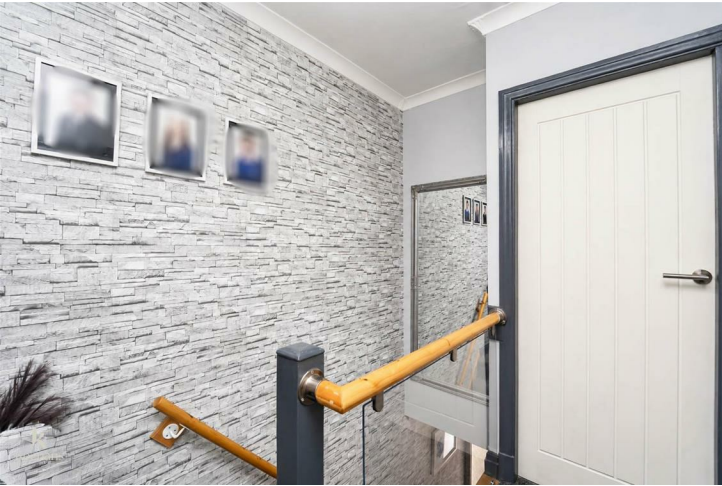
Bedroom Three
9'6 x 9'4 (2.90m x 2.84m)

Bathroom
6 x 5'2 (1.83m x 1.57m)

External

Rear
Enclosed stone flags, artificial grass area and stone chippings.

Front
Enclosed stone flags and stone chippings.



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