



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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West Crescent, Accrington, BB5 5BU

£800

AN IMPRESSIVE MID TERRACED PROPERTY

Situated in the desirable location of West Crescent, Accrington, this impressive mid-terraced house has been meticulously presented and updated to the highest standard throughout. Ideal for families, the property boasts a modern fitted kitchen and neutral decoration, allowing for a seamless transition into your new home.

The accommodation comprises of two living areas, perfect for both relaxation and entertaining, alongside three generously sized bedrooms that provide ample space for family living. The well-appointed shower room adds to the convenience of this delightful home.

One of the standout features of this property is the fantastic garden space, which can be enjoyed both at the front and rear. This outdoor area offers a wonderful opportunity for gardening enthusiasts or simply a tranquil space for children to play.

Convenience is key, as this property is situated close to local bus routes, schools, and various amenities. Additionally, it provides excellent network links to Blackburn, Burnley, and major motorways, making commuting a breeze.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

West Crescent, Accrington, BB5 5BU

£800

 3  1  2  D

- Three Generously Sized Bedrooms
 - On Street Parking
 - Abundance Of Indoor Space
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Large Rear Garden
 - Sought After Location
- EPC Rating D
 - Ideal Home For A Small Family Or Couple
 - Easy Access To Major Network Links

Ground Floor

Entrance
Composite double glazed frosted door to hall.

Hall
4'3 x 3'10 (1.30m x 1.17m)
Central heating radiator, smoke alarm, door to reception room and stairs to first floor.

Reception Room
15'10 x 12'5 (4.83m x 3.78m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, dado rail, television point and door to dining room.

Dining Room
8'9 x 8'4 (2.67m x 2.54m)
UPVC double glazed window, central heating radiator, door to kitchen and UPVC double glazed frosted door to rear.

Kitchen
10'3 x 8'5 (3.12m x 2.57m)
UPVC double glazed window, central heating radiator, range of matte wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, space for oven and washing machine, under stairs storage with main Eco boiler, PVC to ceiling and tiled effect lino flooring.

First Floor

Landing
6'9 x 6'3 (2.06m x 1.91m)
UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and shower room.

Bedroom One
12'7 x 12'5 (3.84m x 3.78m)
UPVC double glazed window, central heating radiator and open storage.

Bedroom Two
12'7 x 8'4 (3.84m x 2.54m)
UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three
8'9 x 7'10 (2.67m x 2.39m)
UPVC double glazed window and central heating radiator.

Shower Room
7'5 x 5' (2.26m x 1.52m)
UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin, direct feed shower enclosure, PVC panel elevation, tiled elevation and tiled effect lino flooring.

External

Front
Paved garden.

Rear
Laid to lawn garden with paving and mature shrubs.



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