



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

### £700

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.

# West Crescent, Accrington, BB5 5BU

£700



- 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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