


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Hornby Street, Accrington, BB5 3AG

### Offers Over £150,000

#### IMPRESSIVE THREE BEDROOM MID TERRACE HOME

Welcome to this beautifully renovated mid-terrace house located at Hornby Street in the charming area of Oswaldtwistle, Accrington. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you will be greeted by two inviting living areas that flow seamlessly into a contemporary kitchen. The tasteful decor throughout the home is complemented by modern fixtures and fittings, creating a warm and welcoming atmosphere. The kitchen is designed for both functionality and style, perfect for those who enjoy cooking and entertaining.

The property also features a modern shower room, ensuring convenience and comfort for all residents. Outside, you will find both front and rear gardens, providing lovely outdoor spaces for relaxation or play. Additionally, a garage is included, offering valuable storage or parking options.

This home is not only aesthetically pleasing but also practical, making it a wonderful choice for anyone looking to settle in a vibrant community. With its blend of modern living and charming character, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.



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Offers Over £150,000

3 1 2 D

- Beautifully Presented Mid Terrace Property
  - Fitted Kitchen
  - On Street Parking and Garage
  - EPC Rating D
- Three Bedrooms
  - Perfect First Home
  - Tenure Rentcharge
- Three Piece Bathroom Suite
  - Low Maintenance Externals
  - Council Tax Band B

Ground Floor

Entrance Vestibule  
4'1 x 3'5 (1.24m x 1.04m )

Hall  
10'6 x 3'6 (3.20m x 1.07m)

Reception Room One  
12'1 x 11'2 (3.68m x 3.40m)

Reception Room Two  
15'0 x 13'1 (4.57m x 3.99m )

Snug  
11'3 x 7'2 (3.43m x 2.18m )

Kitchen  
11'9 x 7'2 (3.58m x 2.18m )

First Floor

Landing  
10'6 x 7'2 (3.20m x 2.18m)

Bedroom One  
15'0 x 11'5 (4.57m x 3.48m )

Bedroom Two  
9'2 x 8'0 (2.79m x 2.44m)

Bedroom Three  
9'0 x 6'10 (2.74m x 2.08m)

Shower Room  
9'8 x 4'4 (2.95m x 1.32m )

