


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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## Haywood Road, Accrington, BB5 5AW

£140,000

THE PERFECT FIRST TIME HOME WITH IMPRESSIVE GARAGE

Nestled on Haywood Road in Accrington, this exceptional end terrace house is a true gem, beautifully presented and meticulously maintained throughout. With its spacious rooms and neutral decoration, this property offers a warm and inviting atmosphere, making it an ideal family home that is ready for you to move straight into.

The house boasts two generous double bedrooms, providing ample space for a small family, first-time buyers, or couples seeking a comfortable living environment. The enviable open plan living space is perfect for both relaxation and entertaining, allowing for a seamless flow between the living and dining areas. Additionally, the integral garage adds a practical touch, offering secure parking and extra storage options.

One of the standout features of this property is the added utility space, which enhances functionality and convenience. This home presents a complete blank canvas, inviting potential buyers to personalise and put their own unique stamp on it.

With no chain delay, you can enjoy a smooth transition into your new home. This property truly represents an excellent opportunity for those looking to settle in a welcoming community.

# Haywood Road, Accrington, BB5 5AW

£140,000



- Two Double Bedroom End Terrace Home
- Added Utility Space
- Off Road Parking
- Tenure - Leasehold
- Spacious Open Plan Living Space
- Ideal First Time Buy
- EPC Rating - D
- Beautifully Presented Throughout
- No Chain Delay Property
- Council Tax Band - A

## Ground Floor

### Entrance Vestibule

5'11 x 5'1 (1.80m x 1.55m)

### Reception Room

21'8 x 16 (6.60m x 4.88m)

### Kitchen

8'5 x 5'4 (2.57m x 1.63m)

### Garage

20'4 x 14'2 (6.20m x 4.32m)

### Utility Room

5'5 x 5'1 (1.65m x 1.55m)

## First Floor

### Landing

13'1 x 5 (3.99m x 1.52m)

### Bedroom One

12'3 x 11'4 (3.73m x 3.45m)

### Bedroom Two

10'9 x 9'11 (3.28m x 3.02m)

### Bathroom

8'9 x 5'4 (2.67m x 1.63m)

### External

On street parking.



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