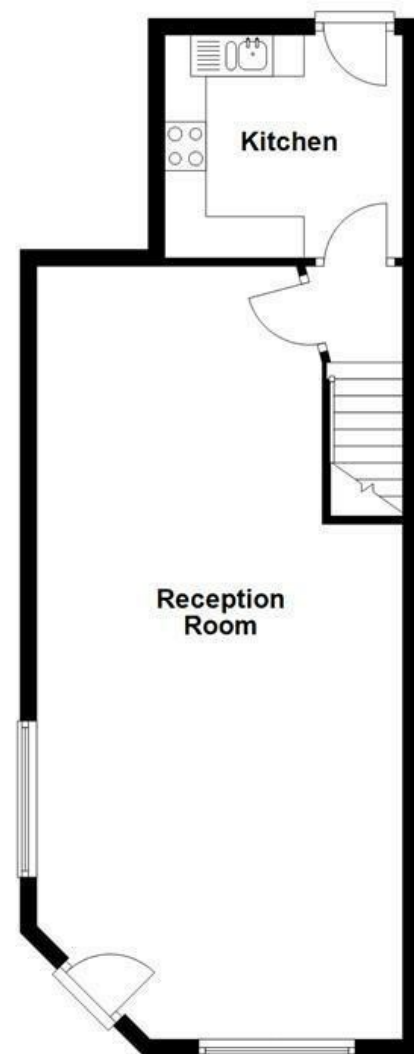
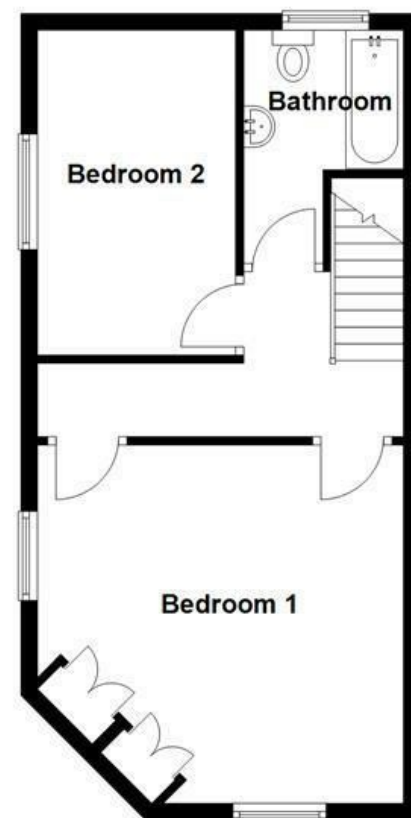


Ground Floor



First Floor



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		

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.

Lord Street, Accrington, BB5 3EF

Asking Price £130,000

AN OUTSTANDING HOME

Having been presented and maintained to the highest standard throughout with neutral decoration and modern fixtures and fittings, this exceptional two bedroom end terraced property is being proudly welcomed to the market in the desirable location of Oswaldtwistle. With two double bedrooms, open plan living areas and being a stones throw away from the ever popular town centre, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to the bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming and spacious reception room guides you through to an inner hallway. The inner hallway leads on to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a modern three piece bathroom suite. Externally there is an enclosed yard to the rear with access to a detached garage and external utility room.

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

Lord Street, Accrington, BB5 3EF

Asking Price £130,000

 **2**  **1**  **1**  **D**

- Spacious End Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Double Bedrooms
 - Neutral Decoration Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Enclosed Yard to Rear
 - Council Tax Band A

Ground Floor

Reception Room

30'9 x 14'7 (9.37m x 4.45m)
UPVC double glazed frosted front door, aluminium double glazed window, central heating radiator, spotlights, pelmet lighting, wood panel elevation, oak doors to store room and inner hall.

Inner Hall

5'0 x 3'11 (1.52m x 1.19m)
Smoke detector, oak door to kitchen and stairs to first floor.

Kitchen

9'6 x 8'10 (2.90m x 2.69m)
UPVC double glazed window, range of high gloss wall and base units with marble effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and UPVC double glazed frosted door to rear.

First Floor

Landing

15'3 x 6'0 (4.65m x 1.83m)
Loft hatch, smoke detector, wood panel elevation, oak doors to two bedrooms and bathroom.

Bedroom One

14'9 x 14'3 (4.50m x 4.34m)
Two UPVC double glazed windows, central heating radiator, fitted wardrobe and wood panel elevation.

Bedroom Two

12'11 x 8'7 (3.94m x 2.62m)
UPVC double glazed window, central heating radiator and integrated boiler.

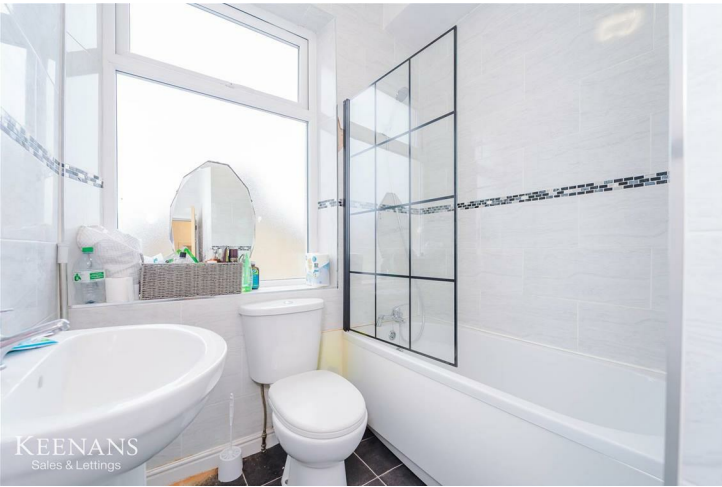
Bathroom

9'10 x 6'4 (3.00m x 1.93m)
UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations and tiled effect lino flooring.

External

Rear

Enclosed yard with access to garage and external utility.



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