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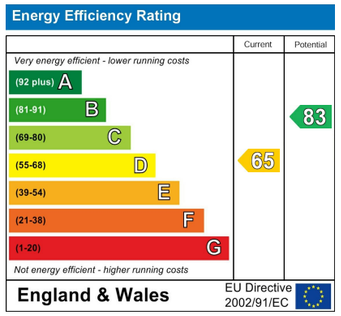

Central Avenue, Accrington, BB5 4QJ

Offers Over £185,000

Nestled on Central Avenue in the charming town of Oswaldtwistle, Accrington, this delightful house presents an excellent opportunity for families or those seeking to upgrade their living space. The property boasts a generous layout, perfect for modern living, with large rooms that provide ample space for relaxation and entertainment.

Upon entering, you will find two inviting reception rooms, ideal for hosting guests or enjoying family time. The sunroom offers a bright and airy atmosphere, perfect for soaking up the sun or enjoying a quiet moment with a book. The well-appointed kitchen is conveniently located on the ground floor, making meal preparation a breeze.

As you ascend the stairs to the first floor, you will discover three spacious bedrooms, each offering a comfortable retreat. The separate bathroom and toilet room upstairs ensure convenience for the whole family.

This home has been thoughtfully updated with a newly fitted central heating system, ensuring warmth and comfort throughout the colder months. Freshly decorated, the property is ready for you to move in and make it your own.

Outside, the property features a large garage space, double sheds, and a well-maintained garden area, providing plenty of room for storage and outdoor activities.

This house is not just a home; it is a lifestyle choice, offering both space and comfort in a desirable location. Don't miss the chance to view this wonderful property and envision your future here.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- Ample Off Road Parking With Access To Garage
- Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax band A
- Three Well Proportioned Bedrooms
- Ready To Move Into With Viewing Essential
- EPC Rating D
- Modern Fitted Kitchen
- Ample Low Maintenance Garden Spaces

Ground Floor

Entrance

Composite door to hallway.

Hallway

10'1 x 6'5 (3.07m x 1.96m)

Doors to reception room one, kitchen and stairs to first floor.

Reception Room One

10'1 x 10'1 (3.07m x 3.07m)

UPVC double glazed window and central heating radiator.

Kitchen

11'1 x 11'1 (3.38m x 3.38m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, plumbing for washing machine and lino flooring, door to reception room two.

Reception Room Two

11'1 x 10'1 (3.38m x 3.07m)

UPVC double glazed window, central heating radiator, laminate flooring and UPVC double glazed sliding doors to conservatory.

Conservatory

9' x 6'2 (2.74m x 1.88m)

UPVC double glazed window, UPVC double glazed door to rear, tiled effect flooring.

First Floor

Landing

8' x 6'4 (2.44m x 1.93m)

Doors to three bedrooms, bathroom and WC.

Bedroom One

12'1 x 11' (3.68m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'2 x 9'9 (3.40m x 2.97m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

11' x 9'2 (3.35m x 2.79m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 5'5 (2.26m x 1.65m)

UPVC double glazed window, central heating towel rail, vanity top wash basin with mixer tap, panel bath with electric feed shower, part tiled elevation and lino flooring.

WC

5'2 x 2'8 (1.57m x 0.81m)

UPVC double glazed window, central heating radiator and dual flush WC.

External

Rear

Concrete area, space for double shed and access to garage.

Garage

21'1 x 17'3 (6.43m x 5.26m)

Garage door and elelctricty.

Front

Concrete driveway for numerous vehicles and access to garage door.

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