



Westwood Street, Accrington, BB5 4BW

£160,000

A MODERN TWO BEDROOM MID TERRACE WITH LOFT ROOM - SOLD WITH SITTING TENANTS

Nestled on Westwood Street in the charming town of Accrington, this delightful two-bedroom mid-terrace house presents an excellent buy-to-let opportunity. The property boasts a modern fitted kitchen, perfect for those who enjoy cooking and entertaining. The spacious design includes two bright living areas, providing ample space for relaxation and social gatherings.

Upstairs, you will find two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The modern family bathroom is well-appointed, catering to the needs of a busy household. Additionally, the large versatile attic bedroom offers a fantastic loft room that can be adapted to suit your lifestyle, whether as a home office, playroom, or guest accommodation.

The rear yard adds a touch of outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. This property is not only well-equipped but also conveniently located, making it a perfect choice for those looking to settle in a friendly community. With its modern features and inviting atmosphere, this home is ready to welcome its new owners.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Beautifully Presented Mid Terrace Property
- Two Bedrooms & Attic Room
- Contemporary Fitted Kitchen
- Two Spacious Reception Rooms
- Modern Three Piece Bathroom
- Enclosed Rear Yard
- On Street Parking
- Leasehold
- Council Tax Band A
- EPC Rating TBC

Ground Floor

Entrance Vestibule

4'5 x 3'4 (1.35m x 1.02m)

Hallway

10'8 x 3'4 (3.25m x 1.02m)

Reception Room One

11'10 x 10'7 (3.61m x 3.23m)

Reception Room Two

14'2 x 13'11 (4.32m x 4.24m)

Kitchen

18'11 x 12'4 (5.77m x 3.76m)

WC

4'2 x 3'7 (1.27m x 1.09m)

First Floor

Landing

14'1 x 8' (4.29m x 2.44m)

Bedroom One

13'11 x 11'5 (4.24m x 3.48m)

Bedroom Two

9'5 x 7'4 (2.87m x 2.24m)

Bathroom

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

Second Floor

Attic Room

14'8 x 13'5 (4.47m x 4.09m)



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