


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(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.

## Sawley Avenue, Accrington, BB5 6HE

### Offers Over £130,000

CHARMING THREE BEDROOM MID TERRACE PROPERTY

Located on Sawley Avenue in Accrington, this enviable three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property is ideally situated in a desirable location, offering easy access to reputable schools, convenient motorway connections, and efficient transport links, making it perfect for families and commuters alike.

Upon entering, you will find a spacious lounge that invites relaxation and social gatherings, seamlessly flowing into a well-appointed kitchen that provides ample space for culinary pursuits. The first floor boasts three generously sized bedrooms, ensuring comfort and privacy for all family members. Additionally, a modern shower room enhances the practicality of the living space.

The low-maintenance rear garden is a wonderful feature, providing a private outdoor area for leisure and recreation without the burden of extensive upkeep. This property not only offers a comfortable home but also represents a sound investment in a thriving community.

With its blend of space, convenience, and potential, this mid-terrace house on Sawley Avenue is a must-see for anyone looking to establish themselves in Accrington. Don't miss the chance to

# Sawley Avenue, Accrington, BB5 6HE

Offers Over £130,000



- Mid Terrace Property
- Spacious Fitted Kitchen
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Shower Room
- Low Maintenance Externals
- Council Tax Band B

## Ground Floor

### Entrance Porch

4'6 x 3'3 (1.37m x 0.99m )

### Hall

11'5 x 6'10 (3.48m x 2.08m)

### Reception Room

16'9 x 9'11 (5.11m x 3.02m)

### Kitchen

16'3 x 9'7 (4.95m x 2.92m)

## First Floor

### Landing

9'9 x 3'1 (2.97m x 0.94m )

### Bedroom One

17'4 x 8'5 (5.28m x 2.57m)

### Bedroom Two

9'7 x 9'5 (2.92m x 2.87m )

### Bedroom Three

8'2 x 7'9 (2.49m x 2.36m)

### Shower Room

6'2 x 3'5 (1.88m x 1.04m )



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