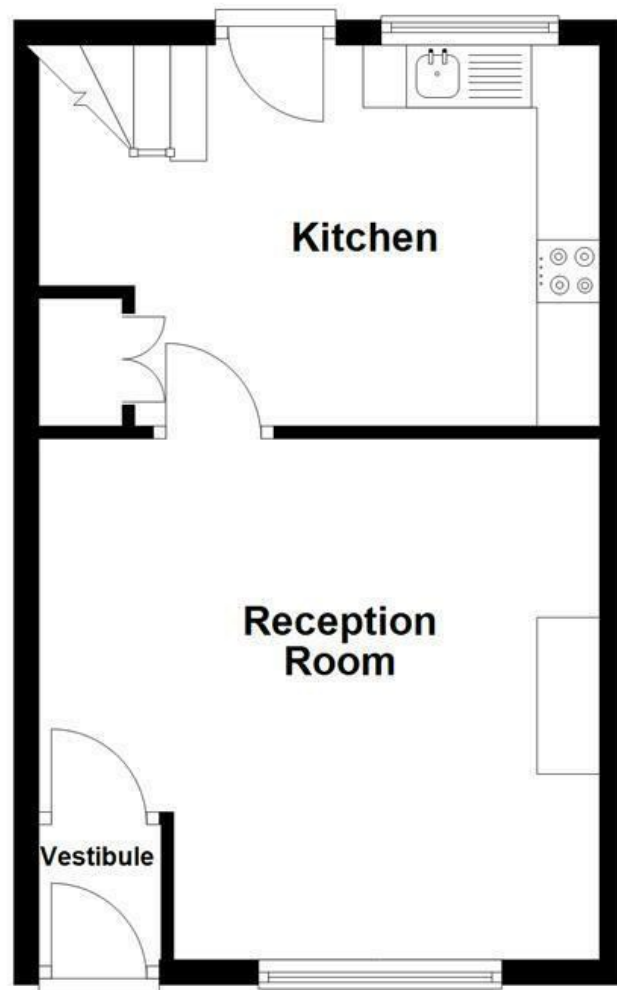
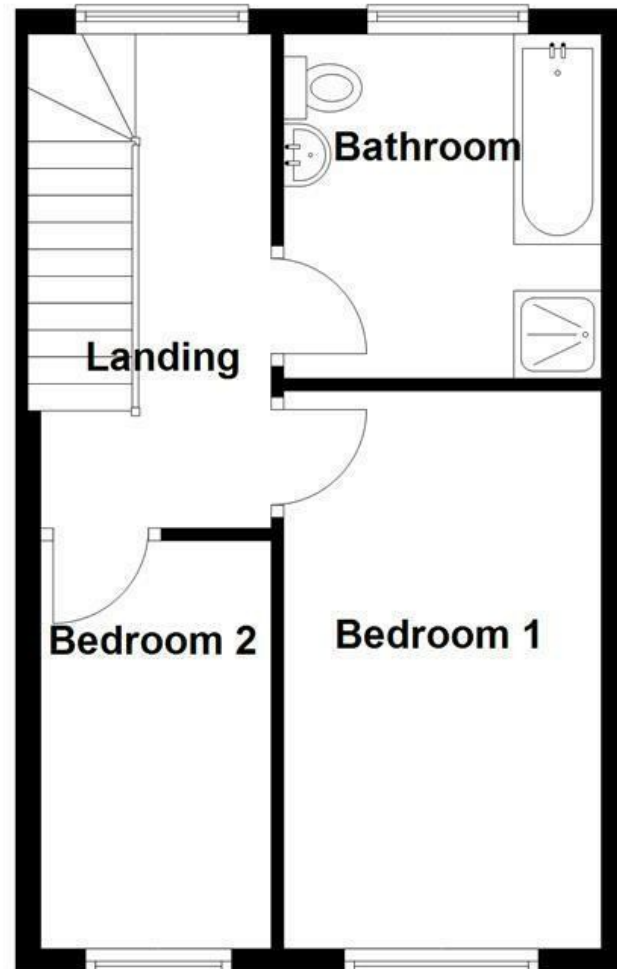


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ashworth Street, Accrington, BB5 2QB

£129,950

CHARMING TWO BEDROOM END TERRACE PROPERTY IN A SOUGHT AFTER LOCATION

This spacious two-bedroom end terrace property offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a generous lounge that provides an inviting space for relaxation and entertainment. The large kitchen is a standout feature, perfect for those who enjoy cooking and socialising, with ample room for dining.

The property boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking extra space. The modern bathroom is tastefully designed, ensuring a refreshing and stylish experience. Throughout the home, you will find contemporary decoration that enhances the overall appeal, making it easy to move in and make it your own.

One of the highlights of this property is the stunning rear yard, which not only offers a lovely outdoor space for enjoying the fresh air but also includes an outbuilding for additional storage, catering to all your organisational needs.

Situated in a great location in Baxenden, this home is conveniently close to local amenities, ensuring that everything you need is just a short distance away. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this delightful property your own.

Ashworth Street, Accrington, BB5 2QB

£129,950

 2  1  1  D

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And EnviablE Four Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Extensive Rear Yard Space
 - Sought After Area
- EPC Rating D
 - Ideal First Time Buy Or Home For A Small Family
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Door to reception room.

Reception Room

14'8 x 13'7 (4.47m x 4.14m)

UPVC double glazed window, two central heating radiators, coving, electric log burner effect fire with wood mantle, television point and door to kitchen.

Kitchen

11'7 x 9'10 (3.53m x 3.00m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, glass splash back, extractor hood, integrated fridge and integrated freezer, wood effect flooring, under stairs storage, stairs to first floor and UPVC double glazed door to rear.

First Floor

Landing

13'1 x 6' (3.99m x 1.83m)

UPVC double glazed window, central heating radiator, doors to two bedrooms and bathroom.

Bedroom One

14'7 x 8'4 (4.45m x 2.54m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'8 x 6' (3.25m x 1.83m)

UPVC double glazed window and central heating radiator.

Bathroom

9'10 x 6'11 (3.00m x 2.11m)

UPVC double glazed frosted window, upright central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, direct feed rainfall shower enclosure with rinse head, PVC panelling to ceiling, spotlights and wood effect flooring.

External

Front

Enclosed courtyard with stone chippings.

Rear

Enclosed paved yard with stone chip bedding areas, mature shrubs and outbuilding.

