

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	62		77
(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.

Rugby Avenue, Accrington, BB5 6BW

£140,000

A CHARMING CORNER PLOT BUNGALOW IN ACCRINGTON

Situated on Rugby Avenue in the charming town of Accrington, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement home. Surrounded by a delightful wrap-around garden, this bungalow offers a perfect blend of indoor and outdoor living, ideal for enjoying sunny days or hosting gatherings with family and friends. The garden space is not only inviting but also provides a sense of privacy and tranquillity.

Conveniently located, the property benefits from good transport links into Accrington, making it easy to access local amenities, shops, and services. Whether you are a first-time buyer, a downsizer, or looking for a peaceful retreat, this bungalow is sure to meet your needs. With its well-maintained features and attractive surroundings, this property is a must-see for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely bungalow your new home.

Rugby Avenue, Accrington, BB5 6BW

£140,000

 2  1  1  D

- Semi Detached Bungalow
- Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Shower Room
- Perfect Rental Investment
- Council Tax Band B

Entrance Vestibule

3'5 x 2'9 (1.04m x 0.84m)

Reception Room

14'9 x 11'11 (4.50m x 3.63m)

Kitchen

13'10 x 10'0 (4.22m x 3.05m)

Shower Room

5'8 x 5'3 (1.73m x 1.60m)

Rear Vestibule

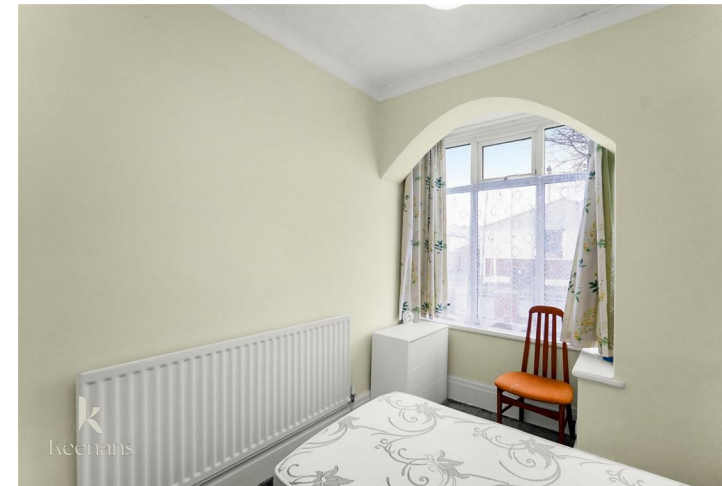
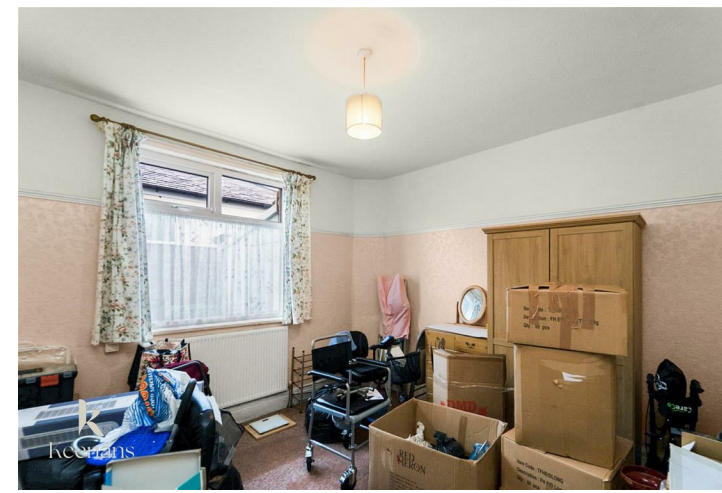
4'0 x 3'2 (1.22m x 0.97m)

Bedroom One

12'0 x 11'10 (3.66m x 3.61m)

Bedroom Two

10'10 x 8'10 (3.30m x 2.69m)



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