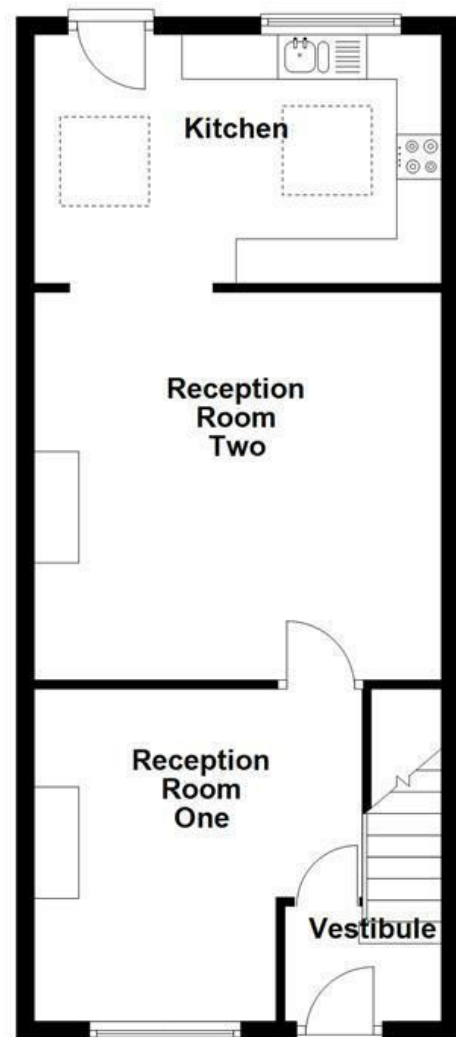
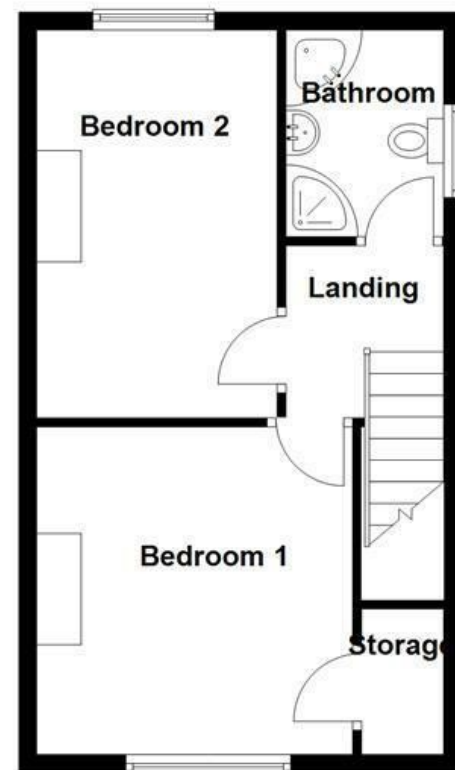


Ground Floor



First Floor



## Ashworth Street, Baxenden, BB5 2QB

### Offers Over £130,000

ENVIABLE TWO BEDROOM TERRACE HOME IN THE HEART OF BAXENDEN

Located on Ashworth Street in the town of Accrington, this delightful house offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking extra room for guests or a home office.

The heart of the home is a large kitchen that provides ample space for cooking and entertaining. Adjacent to the kitchen, the generous reception room creates a welcoming atmosphere, perfect for relaxing or hosting friends and family. Natural light floods these areas, enhancing the sense of space and warmth throughout the home.

One of the standout features of this property is the parking available to the rear, ensuring that you have a secure and convenient place for your vehicle. Additionally, the rear yard offers a private outdoor space, ideal for enjoying a morning coffee or evening gatherings.

Situated close to local amenities, this home provides easy access to shops, schools, and parks, making it a practical choice for everyday living. Whether you are looking to settle down or invest, this property on Ashworth Street presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. Don't miss the chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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, Baxenden, BB5 2QB

## Offers Over £130,000



- Tenure Leasehold
- Off Road Parking
- Viewing Essential
- Close Proximity To local Amenities
- Council Tax Band A
- Ideal First Time Buy
- Enclosed Yard Space
- EPC Rating D
- Two Generously Sized Bedrooms
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC double glazed leaded door to vestibule.

#### Vestibule

5'8 x 4'4 (1.73m x 1.32m)

Coving, stairs to first floor and door to reception room one.

#### Reception Room One

12'3 x 12'1 (3.73m x 3.68m)

UPVC double glazed window, central heating radiator, open coal fire with surround, coving and door to reception room two.

#### Reception Room Two

15'1 x 14'3 (4.60m x 4.34m)

UPVC double glazed window, central heating radiator, gas fire and open to kitchen.

#### Kitchen

13'4 x 9'2 (4.06m x 2.79m)

UPVC double glazed window, two Velux windows, central heating radiator, wall and base units, granite effect work top, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, integrated Main boiler, oven with four ring gas hob, tiled splash back, extractor hood, integrated fridge and freezer, spotlights, tiled floor and UPVC frosted door to rear.

### First Floor

#### Landing

6'5 x 3'3 (1.96m x 0.99m)

Doors to two bedrooms and bathroom.

#### Bedroom One

12'2 x 12'1 (3.71m x 3.68m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

14'2 x 8'9 (4.32m x 2.67m)

UPVC double glazed window, central heating radiator and loft access.

#### Bathroom

10'5 x 6'1 (3.18m x 1.85m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, corner bath with mixer tap and rinse head, enclosed electric feed shower, tiled elevation, wood clad ceiling and wood effect lino.

### External

#### Rear

Enclosed paved yard, stone chippings and parking.

#### Front

Stone chipping, partially paved and bedding areas.



Tel: 01254389384

www.keenans-estateagents.co.uk