



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

White Ash Lane, Accrington, BB5 3JG

£145,000

AN IDYLIC MID TERRACED PROPERTY

Nestled on the charming White Ash Lane in Oswaldtwistle, Accrington, this delightful two-bedroom terraced house presents an exceptional opportunity for first-time buyers or those seeking a cosy retreat. The property welcomes you with a warm and inviting atmosphere that flows effortlessly throughout its well-designed layout.

Upon entering, you will find two spacious living areas, with the second that seamlessly connects to a generous dine-in kitchen, perfect for entertaining guests or enjoying family meals. The ground floor is thoughtfully arranged to maximise space and comfort, ensuring that every corner is utilised effectively.

As you ascend to the first floor, you will discover two well-appointed bedrooms, each designed to be a peaceful sanctuary at the end of a busy day. The neutral décor and abundant natural light create a serene environment, ideal for relaxation.

Outside, the property boasts a well-maintained courtyard garden, perfect for enjoying the fresh air during the warmer months. Additionally, a woodland area at the rear offers a tranquil backdrop, enhancing the sense of privacy and seclusion.

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£145,000



- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'4 x 3'1 (1.02m x 0.94m)

Reception Room One

14'3 x 14'2 (4.34m x 4.32m)

Reception Room Two

15'11 x 14'3 (4.85m x 4.34m)

Kitchen

20' x 6'8 (6.10m x 2.03m)

First Floor

Landing

6'11 x 6'2 (2.11m x 1.88m)

Bedroom One

14'3 x 11' (4.34m x 3.35m)

Bedroom Two

12'10 x 6'11 (3.91m x 2.11m)

Bathroom

9'5 x 6'11 (2.87m x 2.11m)



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