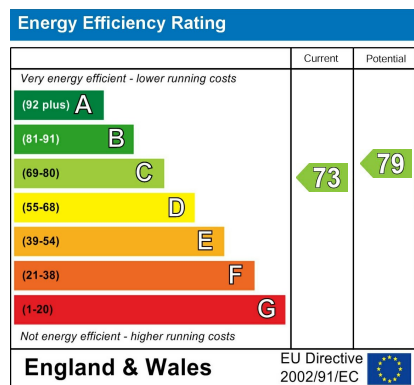
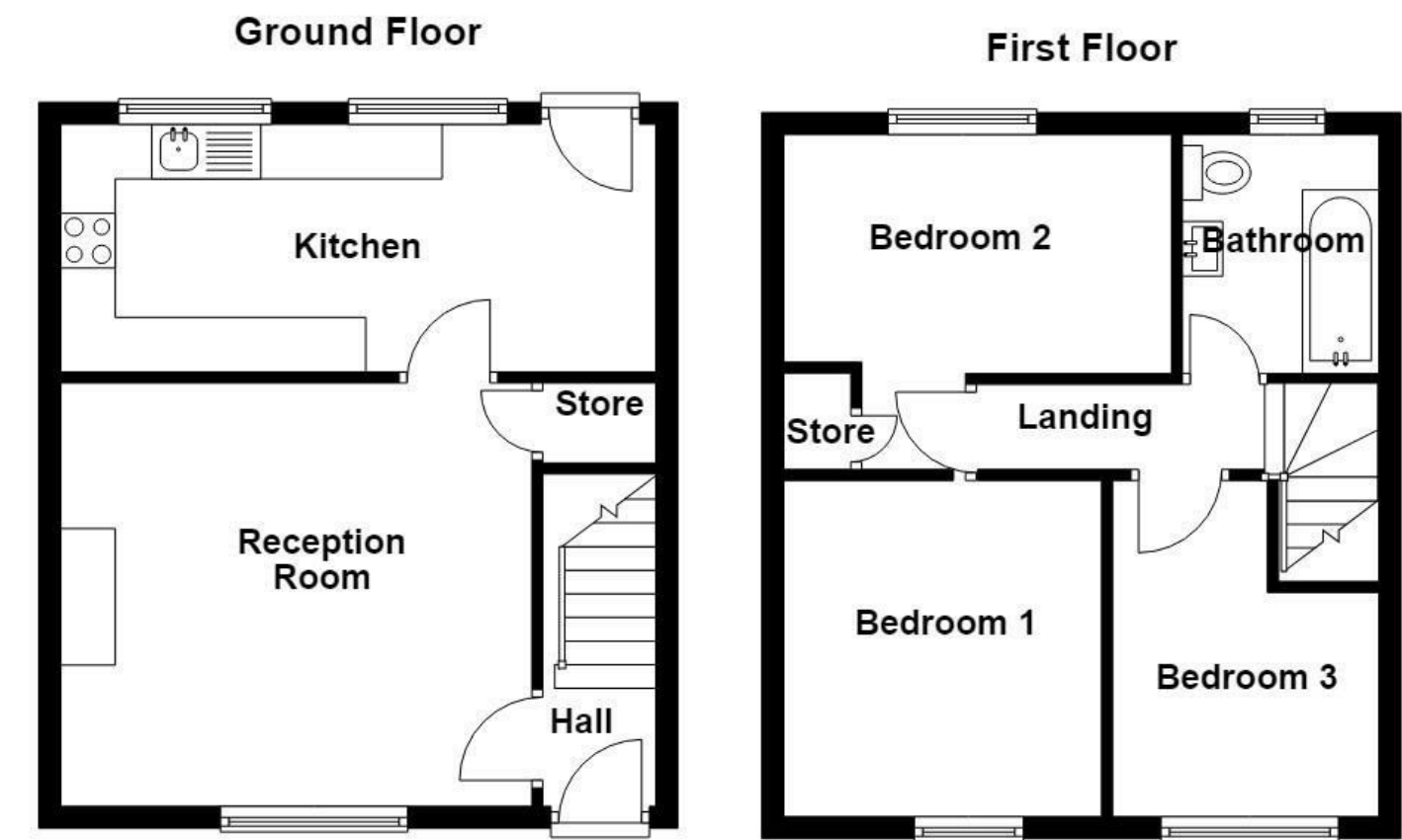




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## Sparth Avenue, Accrington, BB5 5QH

### £130,000

IDEAL FOR A SMALL FAMILY OR FIRST TIME BUYER

Nestled on Sparth Avenue in the charming area of Clayton Le Moors, Accrington, this delightful three-bedroom house presents an excellent opportunity for small families or first-time buyers. The property boasts a neutrally finished interior, allowing for a seamless transition into your new home, where you can easily add your personal touch.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The three well-proportioned bedrooms offer ample space for comfortable living, making it an ideal setting for family life. The bathroom is conveniently located, ensuring practicality for everyday routines.

One of the standout features of this property is the lovely views to the rear, which enhance the overall appeal and provide a serene backdrop to your daily life. The location itself is highly sought after, known for its friendly community and accessibility to local amenities, making it a wonderful place to settle down.

This house on Sparth Avenue is not just a property; it is a place where memories can be made. With its inviting atmosphere and prime location, it is sure to attract those looking for a comfortable and convenient home. Do not miss the chance to view this charming residence, as it is poised to be a perfect fit for those embarking on their homeownership journey.

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# Sparth Avenue, Accrington, BB5 5QH

£130,000

 3  1  1  C

- Three Bedroom Family Home
- Neutral Décor Throughout
- Off Road Parking
- Tenure - Freehold
- Ideal First Time Buy
- Lovely Open Views To The Rear
- EPC Rating - C
- Spacious Reception Room
- Popular Clayton Le Moors Location
- Council Tax Band - A

## Ground Floor

**Hall**  
3'5 x 3'4 (1.04m x 1.02m)

**Reception Room**  
14'7 x 12'10 (4.45m x 3.91m)

**Kitchen**  
17'8 x 7'5 (5.38m x 2.26m)

## First Floor

**Landing**  
10'9 x 3 (3.28m x 0.91m)

**Bedroom One**  
10'1 x 9'7 (3.07m x 2.92m)

**Bedroom Two**  
11'8 x 7'1 (3.56m x 2.16m)

**Bedroom Three**  
10'2 x 7'9 (3.10m x 2.36m)

**Bathroom**  
7'3 x 5'6 (2.21m x 1.68m)

## External

**Front**  
Driveway.

**Rear**  
Enclosed yard, gravel chippings, elevated area.



Tel: 01254389384

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