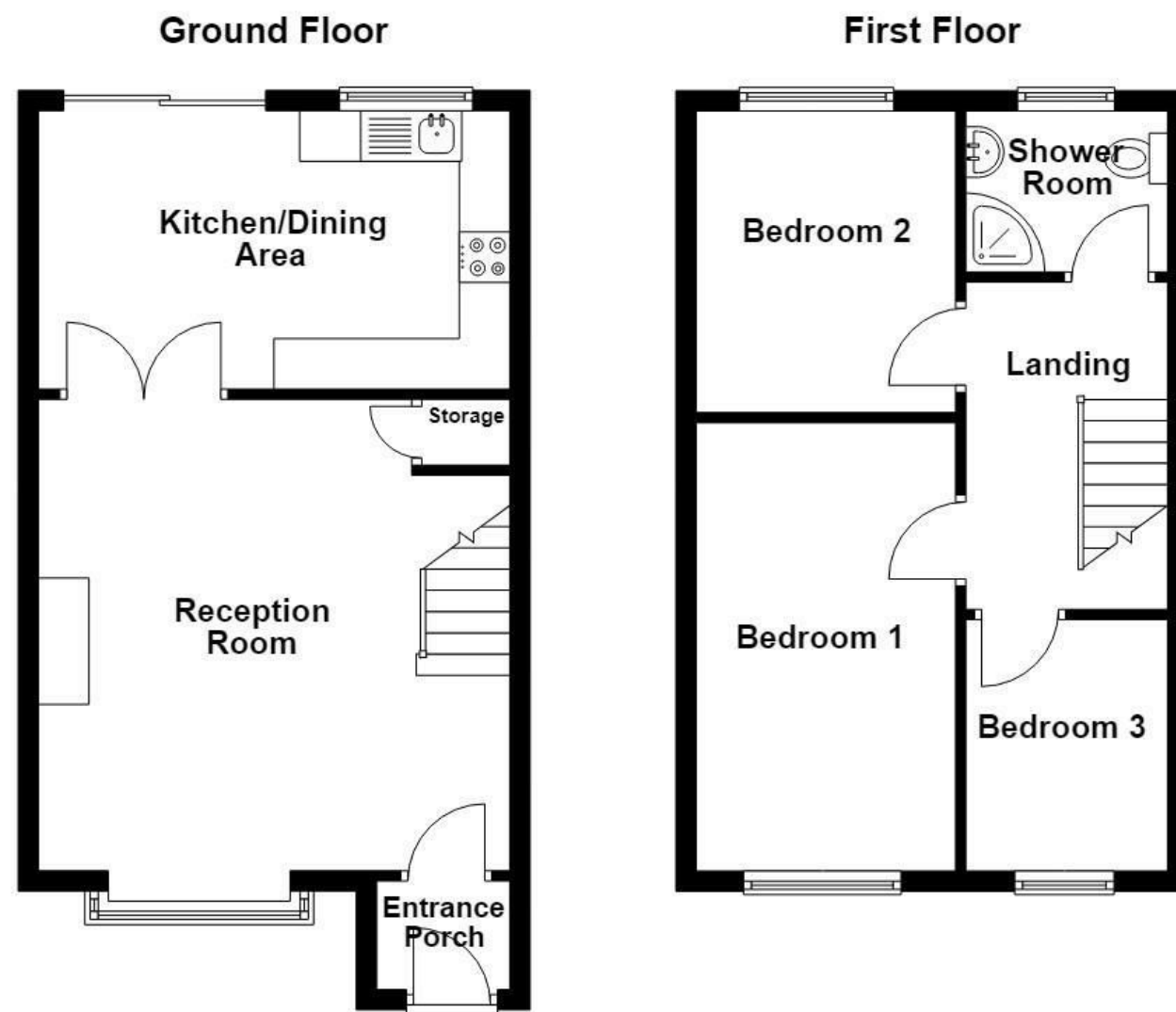




Wellfield, Accrington, BB5 5WA

£170,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Nestled in the desirable area of Wellfield, Clayton Le Moors, Accrington, this enviable semi-detached family home presents an excellent opportunity for those seeking comfort and convenience. Boasting three generously sized bedrooms, this property is designed to accommodate family living with ease. The spacious reception room is perfect for relaxation and entertaining, while the modern bathroom features contemporary fixtures and fittings that enhance the home's appeal.

The interior is adorned with neutral decoration, allowing for a personal touch to be added by the new owners. Each room is filled with natural light, creating a warm and inviting atmosphere throughout. The property also benefits from off-road parking, ensuring that you have a secure space for your vehicle.

Outside, the low-maintenance gardens provide a pleasant outdoor space for children to play or for hosting summer gatherings. This home is ideally situated in a sought-after location, making it convenient for local amenities, schools, and transport links.

This semi-detached house is the perfect family home, ready for you to move straight in and start making memories. Don't miss the chance to view this delightful property that combines modern living with a welcoming environment.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

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	71	77
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.

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- Tenure Freehold
 - Off Road Parking
 - Modern Fitted Kitchen/Dinning Area
 - Easy Access To Major Network Links
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Three Piece Shower Room
- EPC Rating C
 - Ideal Family Home With Viewing Essential
 - Enclosed Rear Garden Space

Ground Floor

Entrance Porch

4'4 x 3'6 (1.32m x 1.07m)

Reception Room

15'4 x 15'4 (4.67m x 4.67m)

Kitchen/Dining Area

15'4 x 9' (4.67m x 2.74m)

First Floor

Landing

10'7 x 6'7 (3.23m x 2.01m)

Bedroom One

14'7 x 8'5 (4.45m x 2.57m)

Bedroom Two

9'9 x 8'8 (2.97m x 2.64m)

Bedroom Three

8'2 x 6'4 (2.49m x 1.93m)

Shower Room

6'4 x 5'4 (1.93m x 1.63m)

External

Front

Paved area for off road parking.

Rear

Enclosed paved garden with bedding areas.

