



| 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.

## Collingwood, Accrington, BB5 5QP

### Offers Over £180,000

AN ENVIABLE THREE BEDROOM FAMILY HOME IN CLAYTON-LE-MOORS

Nestled in the charming area of Collingwood, Clayton Le Moors, Accrington, this stunning three-bedroom semi-detached house presents an excellent opportunity for families seeking a welcoming home. The property has been meticulously maintained, ensuring a comfortable and inviting atmosphere throughout.

One of the standout features of this residence is its fantastic garden space, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers ample room for children to play and for family gatherings, making it an ideal setting for creating cherished memories.

Additionally, the property is conveniently located near a local park, providing easy access to green spaces for leisurely strolls, picnics, or recreational activities. This proximity to nature enhances the appeal of the home, making it a wonderful choice for those who appreciate outdoor living.

With its spacious layout and family-friendly environment, this semi-detached house is not just a place to live, but a place to thrive. Whether you are looking to settle down or invest in a property that offers both comfort and convenience, this home in Collingwood is sure to meet your needs. Do not miss the chance to make this delightful property your own.

# Collingwood, Accrington, BB5 5QP

Offers Over £180,000



- Semi-Detached Property
- Three Bedrooms
- Three Piece Bathroom
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking
- Ideal For A Growing Family
- EPC Rating TBC
- Council Tax Band: B
- Tenure: Freehold

## Ground Floor

**Entrance Hallway**  
4'2 x 3'5 (1.27m x 1.04m)

**Reception Room One**  
16'2 x 9'8 (4.93m x 2.95m )

**Reception Room Two**  
9'8 x 6'10 (2.95m x 2.08m)

**Kitchen**  
9'5 x 5'11 (2.87m x 1.80m )

## First Floor

**Landing**  
9'3 x 6'1 (2.82m x 1.85m)

**Bedroom One**  
12'11 x 8'8 (3.94m x 2.64m )

**Bedroom Two**  
10'9 x 6'5 (3.28m x 1.96m)

**Bedroom Three**  
7'9 x 6'2 (2.36m x 1.88m)

**Bathroom**  
6'5 x 5'11 (1.96m x 1.80m)



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