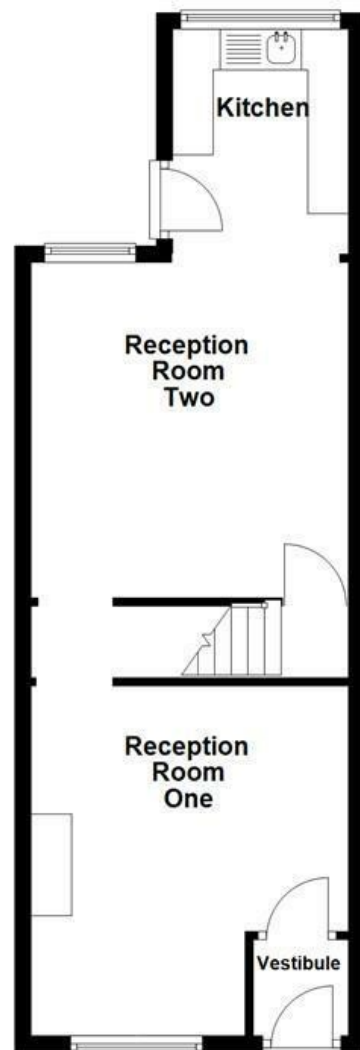
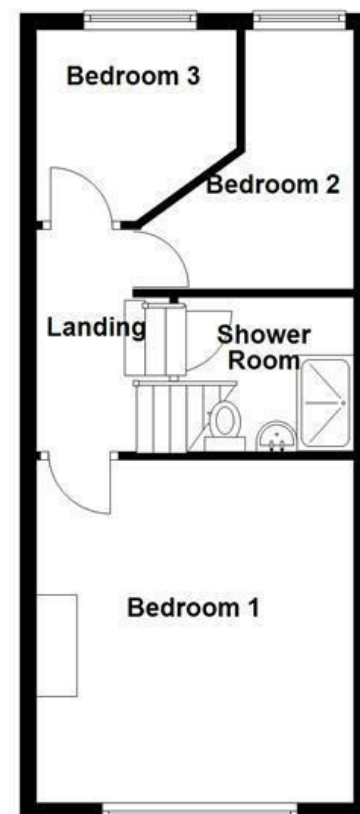


Ground Floor



First Floor



Garfield Street, Accrington, BB5 2AG

Offers Over £125,000

CHARMING THREE BEDROOM MID TERRACE PROPERTY

Situated on Garfield Street in the heart of Accrington, this enviable house presents an excellent opportunity for families and individuals alike. The property boasts a modern open plan lounge and kitchen, creating a welcoming space that is perfect for both entertaining guests and enjoying quiet family evenings.

With three well-proportioned bedrooms, there is ample room for everyone to find their own space. The family bathroom is conveniently located, ensuring ease of access for all. Additionally, the house features two spacious reception rooms, providing versatility for various uses, whether it be a formal dining area, a playroom, or a study.

Outside, the property benefits from both a front and rear yard, offering outdoor space for relaxation, gardening, or children's play. The location is particularly advantageous, as it is situated close to the town centre, allowing for easy access to local shops, amenities, and transport links.

This delightful home combines comfort and convenience, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	84
(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.

Garfield Street, Accrington, BB5 2AG

Offers Over £125,000

 3  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Reception Rooms
 - Ample Rear Yard Space
- EPC Rating D
 - Fitted Kitchen And Three Piece Shower Room
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

3'10 x 3'10 (1.17m x 1.17m)
Door to reception room one.

Reception Room One

14'1 x 12'10 (4.29m x 3.91m)
UPVC double glazed window, central heating radiator, coving, electric fire with decorative surround, television point and open access to reception room two.

Reception Room Two

15'5 x 13'7 (4.70m x 4.14m)
UPVC double glazed window, coving, central heating radiator, gas fire with decorative surround, integrated storage, wood effect laminate flooring, stairs to first floor and open to kitchen.

Kitchen

9'1 x 7'1 (2.77m x 2.16m)
UPVC double glazed partial frosted box window, central heating radiator, panelled wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for free standing oven, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, spotlights, tiled effect flooring and UPVC door to rear.

First Floor

Landing

10'9 x 4'10 (3.28m x 1.47m)
Loft access with loft ladders (loft is boarded out for storage), doors to three bedrooms and shower room.

Bedroom One

13'11 x 11'10 (4.24m x 3.61m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two

10'6 x 8'7 (3.20m x 2.62m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'1 x 7'9 (2.46m x 2.36m)
UPVC double glazed frosted window, central heating radiator, coving and wood effect laminate flooring.

Shower Room

8' x 6'11 (2.44m x 2.11m)
Central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, enclosed double electric shower, spotlights, wood effect flooring and part tiled elevation.

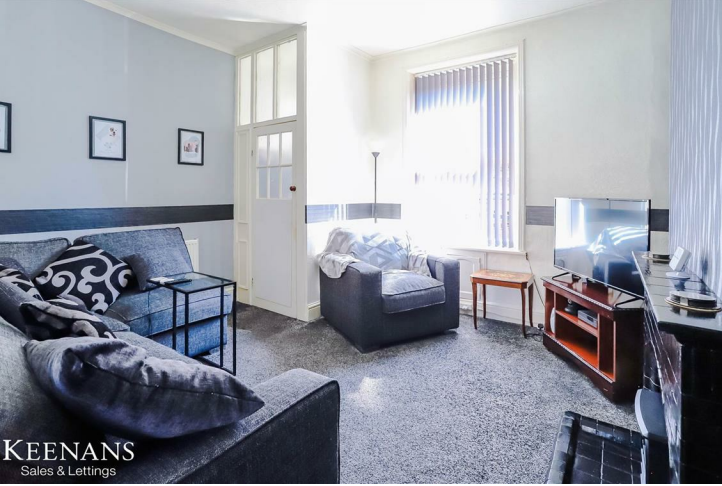
External

Front

Enclosed paved courtyard.

Rear

Enclosed paved yard with outbuilding.



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