



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Hill Street, Baxenden, BB5 2RB

£140,000

SPACIOUS TWO BEDROOM END TERRACE PROPERTY

This delightful two-bedroom terrace property presents an excellent opportunity for both first-time buyers and those seeking a new investment. The home boasts a spacious lounge, perfect for relaxation and entertaining, providing a warm and inviting atmosphere.

One of the standout features of this property is the stunning views that can be enjoyed from both the front and rear yards. These outdoor spaces offer a wonderful setting for unwinding while taking in the picturesque surroundings. The front and rear yards enhance the appeal of the home, providing additional space for gardening or outdoor activities.

This property is brimming with potential, allowing you to put your personal touch on it and truly make it your own. Whether you envision modernising the interiors or maintaining its charming character, the possibilities are endless.

With its prime location and attractive features, this two-bedroom terrace house is a fantastic opportunity for those looking to settle in a vibrant community. Do not miss the chance to view this property and explore the potential it holds.

Hill Street, Baxenden, BB5 2RB
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2 1 1 E

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: E
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: TBC
- Spacious Reception Room
 - Front And Rear Yard
 - Council Tax Band: B

Ground Floor

Vestibule
4'3 x 4' (1.30m x 1.22m)
UPVC double glazed entrance door, coving and door to reception room.

Reception Room
23'4 x 14'5 (7.11m x 4.39m)
Two UPVC double glazed windows, two central heating radiators, coving, gas fire, marble effect hearth an surround, under stairs storage, stairs to first floor and door to kitchen.

Kitchen
11' x 5'8 (3.35m x 1.73m)
UPVC double glazed window, panel wall and base units, wood effect laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, extractor fan, tiled elevation, Baxi boiler and UPVC double glazed frosted door to rear.

First Floor

Landing
11' x 5'5 (3.35m x 1.65m)
UPVC double glazed window, central heating radiator, smoke alarm, stairs to second floor and doors to bedroom and bathroom.

Bedroom One
14'9 x 12' (4.50m x 3.66m)
UPVC double glazed window, central heating radiator, coving and storage.

Bathroom
11'1 x 8'7 (3.38m x 2.62m)
UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and electric feed shower over and part tiled elevation,

Second Floor

Landing
Door to bedroom two.

Bedroom Two
12'7 x 8'3 (3.84m x 2.51m)
UPVC double glazed window, central heating radiator and eaves storage.

External

Front
Paved yard.

Rear
Yard with open views to rear.

