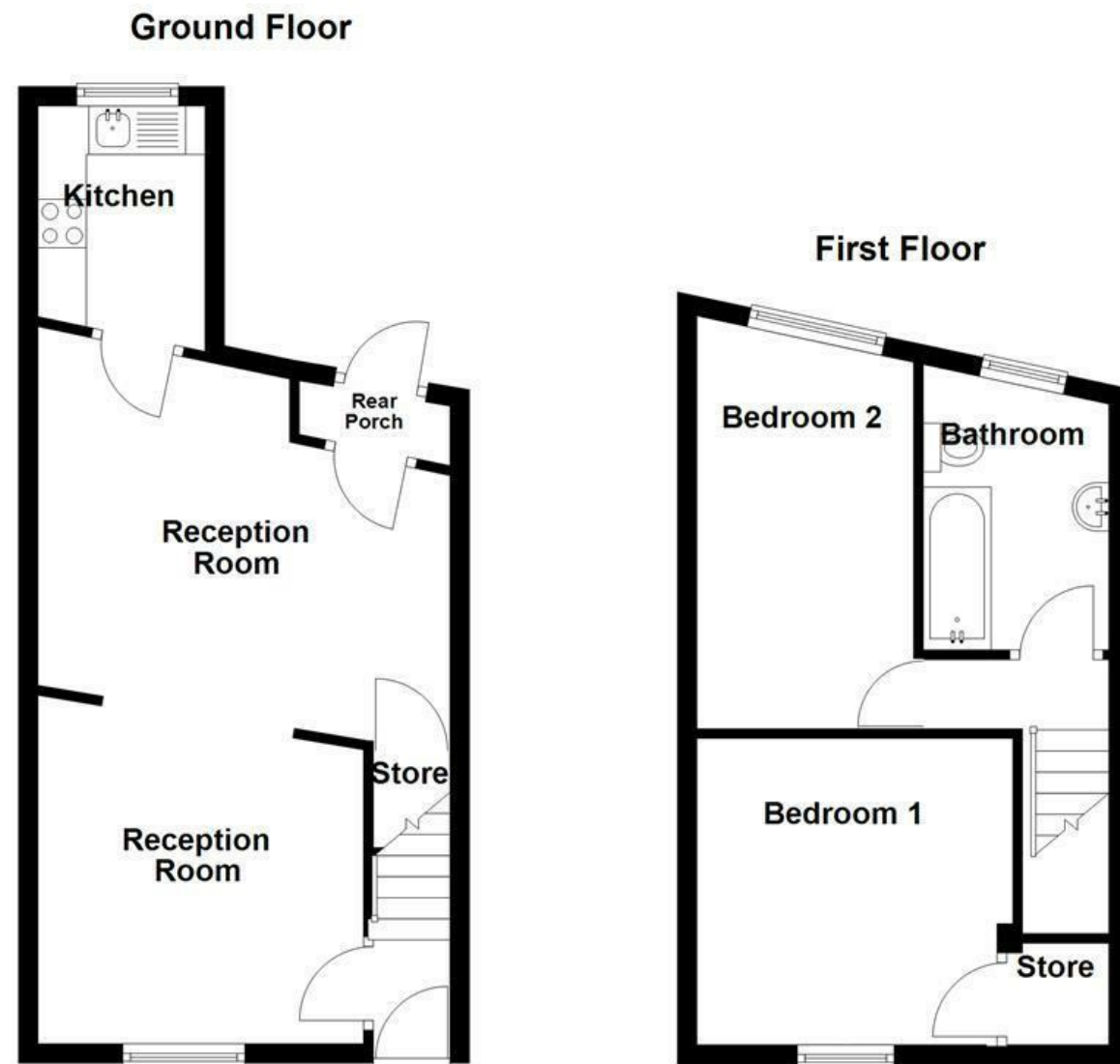




## Ashworth Street, Baxenden, BB5 2QB

### £130,000

#### ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Welcome to this charming two-bedroom mid-terrace house located on Ashworth Street in Accrington. This delightful property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom is conveniently situated on the first floor, ensuring easy access for all.

As you enter, you will be greeted by two bright and spacious living areas that are designed in an open-plan style, creating a warm and inviting atmosphere perfect for both entertaining guests and enjoying quiet evenings at home. The contemporary kitchen is a standout feature, offering a modern space for culinary creativity and family gatherings.

Outside, the property benefits from a good-sized front and rear yard, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in a great location, this home is close to local schools and amenities, making it an ideal choice for families and professionals alike. With its combination of comfort, style, and convenience, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

Some photos have been virtually staged to help you envision your dream home!

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.

# Ashworth Street, Baxenden, BB5 2QB

## £130,000



- An Envable Mid Terraced Property
  - Sought After Location
  - On Street Parking
  - EPC Rating TBC
- Two Bedrooms
  - Modern Fixtures And Fittings
  - Council Tax Band A
- Perfect First Time Home
  - Two Living Areas
  - Tenure Leasehold

### Ground Floor

#### Entrance

UPVC double glazed frosted door to the entrance hallway.

#### Entrance Hallway

3'3 x 3'2 (0.99m x 0.97m)

Central heating radiator, staircase to the first floor, door to the reception room.

#### Reception Room One

11'9 x 11 (3.58m x 3.35m)

UPVC double glazed window, central heating radiator, open to reception room two.

#### Reception Room Two

14'11 x 13'3 (4.55m x 4.04m)

UPVC double glazed window, central heating radiator, gas fire, smoke alarm, two storage cupboards, hardwood single glazed door to the kitchen, hardwood door to the rear porch with a UPVC door to the rear.

#### Kitchen

8'4 x 5'8 (2.54m x 1.73m)

UPVC double glazed window, central heating radiator, a range of matte wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect lino flooring.

### First Floor

#### Landing

5'8 x 3'2 (1.73m x 0.97m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

10'7 x 10'6 (3.23m x 3.20m)

UPVC double glazed window, central heating radiator, storage cupboard.

#### Bedroom Two

13'4 x 8'6 (4.06m x 2.59m)

UPVC double glazed window, central heating radiator.

#### Bathroom

9'9 x 5'11 (2.97m x 1.80m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush W/C, pedestal wash basin with mixer tap, panelled bath with mixer tap and a direct feed over head shower, tiled elevations, wood cladding to the ceiling, lino flooring.

### External

#### Rear

Enclosed paved garden with bedding areas.



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