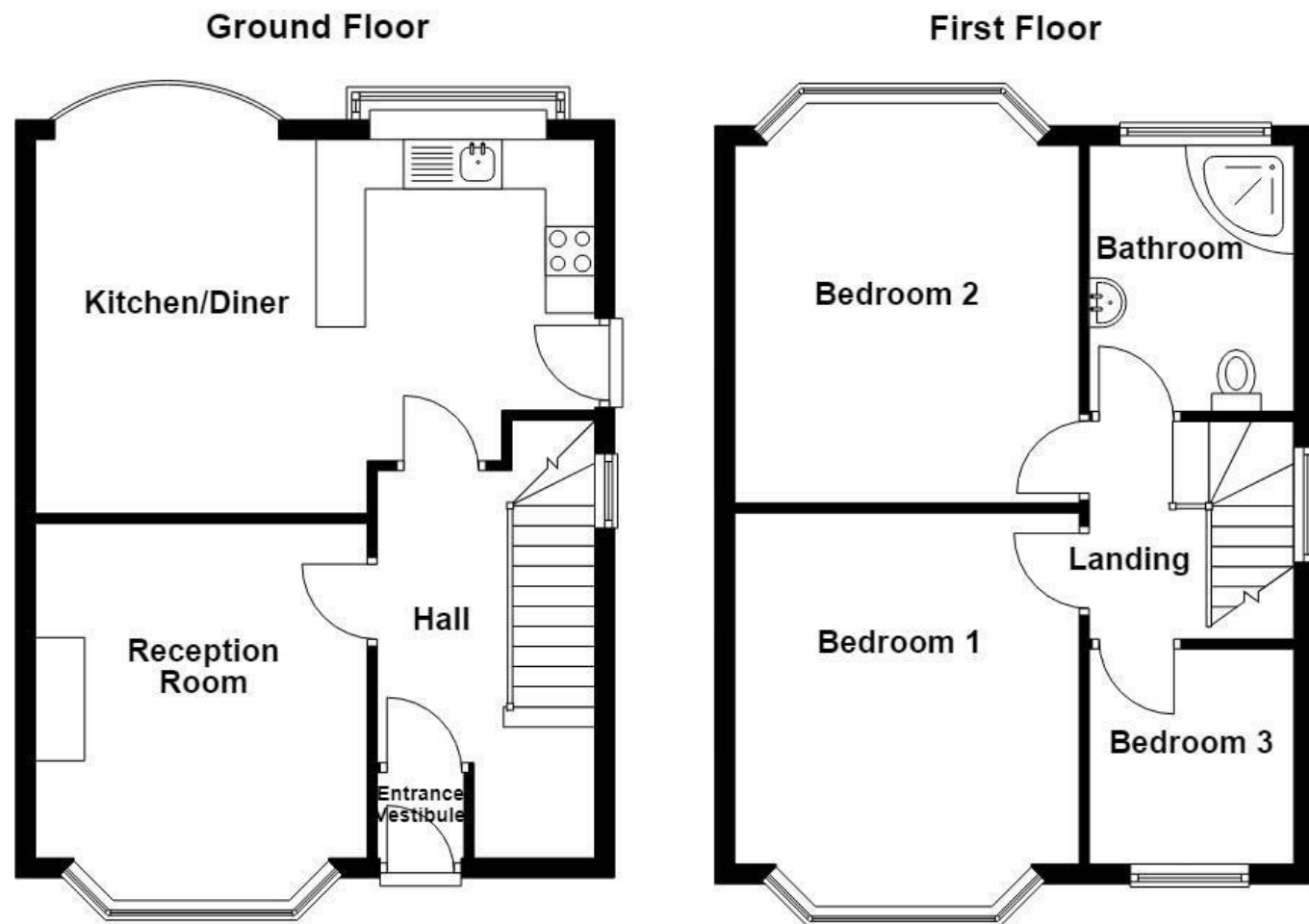




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Hawthorn Avenue, Accrington, BB5 3AE

Offers Over £200,000

A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY

Nestled on the charming Hawthorn Avenue in Oswaldtwistle, Accrington, this delightful house presents an excellent opportunity for families seeking a comfortable and stylish home. The property boasts three spacious bedrooms, including two generous doubles, providing ample space for relaxation and rest.

The heart of the home is undoubtedly the stylish kitchen and dining area, designed to be both functional and inviting, perfect for family meals and entertaining guests. The reception room offers a warm and welcoming atmosphere, ideal for unwinding after a long day.

Outside, the property features a semi-large garden, providing a wonderful space for children to play or for hosting summer gatherings. The drive offers convenient off-road parking, adding to the practicality of this lovely home.

Situated in a family-friendly neighbourhood, this property is conveniently located close to local schools, making it an ideal choice for families with children. With its combination of space, style, and a great location, this house on Hawthorn Avenue is a fantastic opportunity not to be missed.

Hawthorn Avenue, Accrington, BB5 3AE

Offers Over £200,000

3 1 1 C

- Three Bedroom Semi Detached Home
- Spacious Reception Room
- Driveway Providing Off Road Parking
- Tenure - Leasehold
- Two Generous Double Bedrooms
- Good Sized Rear Garden
- EPC Rating - C
- Stylish Kitchen And Dining Area
- Ideal Family Home Close To Schools
- Council Tax Band - C

Ground Floor

Entrance Vestibule
2'11 x 2'10 (0.89m x 0.86m)

Hall
12'11 x 7'1 (3.94m x 2.16m)

Reception Room
11'2 x 11'1 (3.40m x 3.38m)

Kitchen Diner
18'9 x 11'5 (5.72m x 3.48m)

First Floor

Landing
7'11 x 7'7 (2.41m x 2.31m)

Bedroom One
11'3 x 10'6 (3.43m x 3.20m)

Bedroom Two
11'6 x 10'6 (3.51m x 3.20m)

Bedroom Three
7'7 x 7'2 (2.13m'2.13m x 2.18m)

External

Front
paved forecourt area for easy maintenance, large driveway providing ample off road parking.

Rear
Enclosed laid to lawn garden, mature shrubbery.

