

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	

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## Millbrook House, Oakenshaw Croft, Accrington, BB5 5HR

### £125,000

MODERN APARTMENT LIVING IN CLAYTON-LE-MOORS

Welcome to this charming purpose-built apartment located in the desirable area of Oakenshaw Croft, Clayton Le Moors, Accrington. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

The apartment features a spacious reception room, providing a warm and inviting atmosphere for relaxation and entertaining guests. With two well-appointed bedrooms, there is ample space for rest and privacy. The property also boasts two bathrooms, ensuring that morning routines are hassle-free and accommodating for all residents.

Situated in a peaceful neighbourhood, this apartment benefits from easy access to local amenities, including shops, schools, and parks, making it a practical choice for everyday living. The surrounding area is known for its friendly community and picturesque surroundings, offering a pleasant environment to call home.

This property is perfect for those looking for a low-maintenance lifestyle without compromising on space or comfort. Whether you are a first-time buyer or seeking a rental opportunity, this apartment presents an excellent option in a sought-after location. Do not miss the chance to make this lovely apartment your new home.



# Millbrook House, Oakenshaw Croft, Accrington, BB5 5HR

## £125,000

 **2**  **2**  **1**  **C**

- First Floor Apartment
  - Two Bathrooms
  - Allocated Secure Parking
  - EPC Rating: C
- Two Bedrooms
  - Balcony With Countryside Views
  - Tenure: Leasehold
- Open Plan Living And Fitted Kitchen
  - Communal Gardens
  - Council Tax Band: A

### Ground Floor

#### Entrance

Communal entrance.

### First Floor

#### Hall

18'2 x 3'5 (5.54m x 1.04m)

Entrance door, storage cupboard and doors to reception room, two bedrooms and bathroom.

#### Reception Room

21'1 x 18'2 (6.43m x 5.54m)

UPVC double glazed window, central heating radiator, spotlights, open access to kitchen and UPVC double glazed French doors to balcony.

#### Kitchen

9'11 x 7'7 (3.02m x 2.31m)

UPVC double glazed window, spotlights, wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge freezer, plumbing for washing machine, part tiled elevations and wood effect laminate flooring.

#### Bedroom One

13'11 x 10'7 (4.24m x 3.23m)

Central heating radiator, wood effect laminate floor, door to en suite and UPVC double glazed French doors to Juliette balcony.

#### En Suite

5'11 x 5'7 (1.80m x 1.70m)

Central heated towel rail, spotlights, WC, wall mounted wash basin with mixer tap, direct feed shower in corner enclosure, extractor fan, tiled elevation and tiled floor.

#### Bedroom Two

15'10 x 7'4 (4.83m x 2.24m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

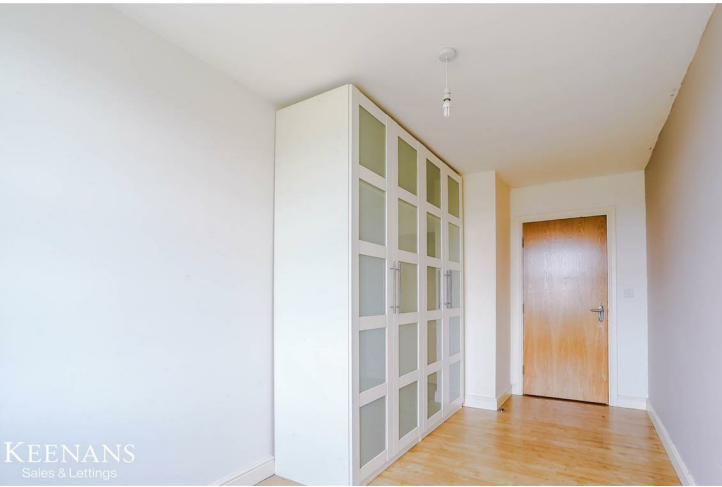
#### Bathroom

9'5 x 5'4 (2.87m x 1.63m)

Central heated towel rail, spotlights, WC, pedestal wash basin with mixer tap, tiled panel bath, tiled elevation and tiled floor.

#### External

Communal gardens and secure allocated parking.



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