

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		

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## Rhyddings Street, Accrington, BB5 3ER

### £180,000

CHARMING THREE BEDROOM MID TERRACE HOME BURSTING WITH CHARACTER

Welcome to Rhyddings Street! This property is in the heart of Oswaldtwistle, this stunning Victorian terrace house offers a delightful blend of original features and modern living. With its spacious layout, this property is perfect for families seeking both comfort and character.

Upon entering, you are greeted by two generously sized reception rooms that exude warmth and charm, making them ideal for entertaining guests or enjoying quiet family evenings. The country-style kitchen is a true highlight, providing a welcoming space for culinary creations and family gatherings.

The first floor boasts three double bedrooms, each offering ample space and natural light, along with a large landing area that adds to the overall sense of openness. The lovely shower room is well-appointed, ensuring convenience for the whole family.

Outside, the low-maintenance rear yard provides a private retreat, perfect for enjoying the outdoors without the hassle of extensive upkeep.

This property is not only a wonderful family home but also benefits from a prime location. It is conveniently situated close to local schools and amenities, as well as the town centre, making daily life both easy and



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- Tenure Freehold
  - On Street Parking
  - Viewing Essential
- Council Tax Band A
  - Ideal Family Home
  - Offering A Blend Of Original Features And Modern Day Living
- EPC Rating TBC
  - Abundance Of Indoor Space
  - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

4'4 x 3'4 (1.32m x 1.02m)  
Tiled elevation, tiled floor, coving and door to hall.

Hall

14'1 x 3'5 (4.29m x 1.04m)  
Central heating radiator, wood effect laminate flooring, coving, smoke alarm, stairs to first floor and door to two reception rooms.

Reception Room One

14'9 x 11'5 (4.50m x 3.48m)  
UPVC triple glazed leaded window, central heating radiator, coving, two feature wall lights, open fire with tiled hearth and decorative surround and wood effect laminate flooring.

Reception Room Two

14'11 x 12'6 (4.55m x 3.81m)  
UPVC double glazed window, central heating radiator, coving, picture rail, two feature wall lights, open fire with tiled hearth and decorative surround and door to kitchen.

Kitchen

20'3 x 8'10 (6.17m x 2.69m)  
Two UPVC double glazed windows, UPVC double glazed frosted door to rear, central heating radiator, under stairs storage, freestanding units, wood effect surface, Belfast sink with mixer tap, plumbed for washing machine, space for fridge freezer, space for four door range cooker with seven ring gas hob, extractor hood, access to Baxi boiler, part tiled elevation and tiled effect lino flooring.

First Floor

Landing

15'5 x 5'5 (4.70m x 1.65m)  
Loft access, doors to three bedrooms and bathroom.

Bedroom One

15'5 x 14'8 (4.70m x 4.47m)  
UPVC double glazed triple leaded window, central heating radiator, original fireplace and Victorian fitted storage.

Bedroom Two

14'8 x 9'7 (4.47m x 2.92m)  
UPVC double glazed window, central heating radiator and storage.

Bedroom Three

8'8 x 8' (2.64m x 2.44m)  
UPVC double glazed window, central heating radiator and storage.

Bathroom

11'9 x 4'7 (3.58m x 1.40m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, enclosed direct feed shower, pedestal wash basin, slate tiled floor and elevation, spotlights.

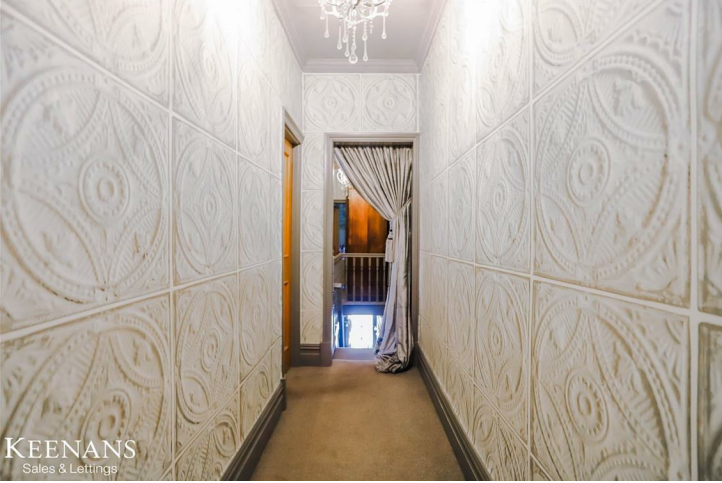
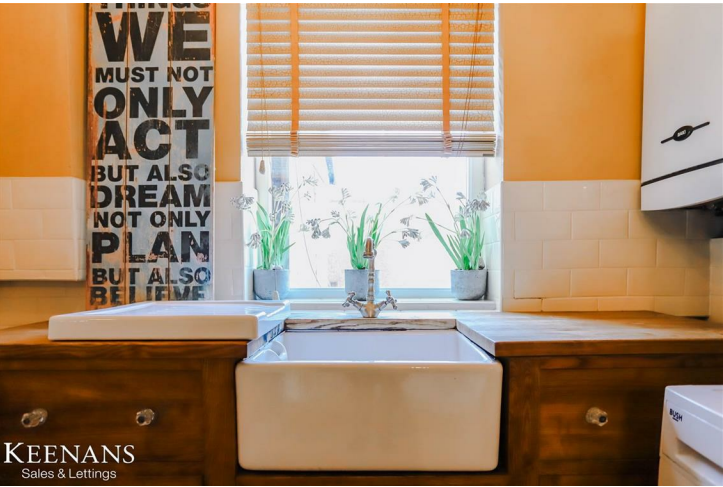
External

Front

Enclosed courtyard, bedding areas and stone chippings.

External

Enclosed yard.



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