



## 7 West Crescent

, Accrington, BB5 5BU

£135,000



A well-presented three-bedroom mid-terrace home with gardens to the front and rear, offered for sale with no onward chain. Located in a popular residential area close to local amenities, schools, and excellent bus routes, this property is ideal for first-time buyers or investors. The accommodation briefly comprises: entrance hall, lounge, dining room, and a newly fitted modern kitchen. To the first floor are three good-sized bedrooms and a shower room. Externally, the property benefits from a front garden and a generous rear garden, perfect for families and outdoor use. Recent upgrades include a new boiler, new kitchen, and updated glazing, allowing any buyer to move straight in with minimal work required.



### Entrance

Lounge 15'90 x 12'41 (4.57m x 3.66m)  
UPVC Double Glazed Window and Central Heating Radiator.

Dining Room 8'7 x 8'40 (2.62m x 2.44m)  
UPVC Double Glazed Window and Central Heating Radiator. UPVC Door to the Rear.

Kitchen 10'13 x 8'36 (3.05m x 2.44m)  
UPVC Double Glazed Window and Central Heating Radiator. Newly Fitted Kitchen Including Wall and Base Units. Inset Sink. Plumbed for Washing Machine.

First Floor  
Landing

Bedroom One 11'30 x 10'94 (3.35m x 3.05m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 7'14 x 11'34 (2.13m x 3.35m)  
UPVC Double Glazed Window and Central Heating Radiator. Built in Cupboard.

Bedroom Three 8'1 x 7'85 (2.46m x 2.13m)  
UPVC Double Glazed Window and Central Heating Radiator.

Shower Room  
UPVC Double Glazed Window and Central Heating Radiator. Three Piece Suite comprising of Shower Cubicle, Wash Basin and WC.

External  
Good size paved front garden area and spacious lawn to the rear with additional area beyond.

Disclaimer 1  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
All fixtures and fittings in the property are excluded unless otherwise stated.

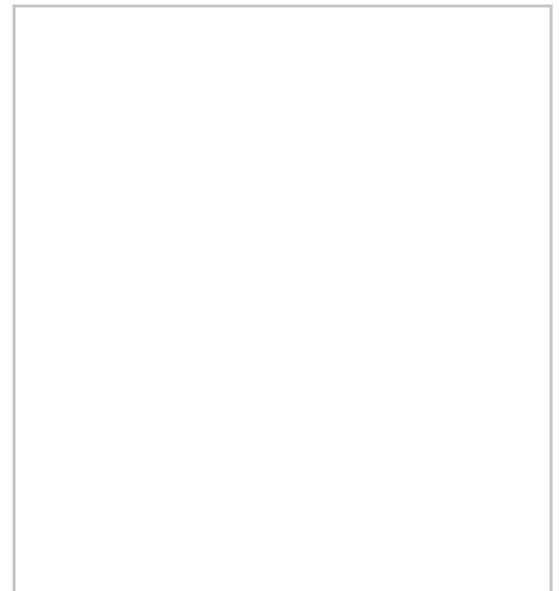
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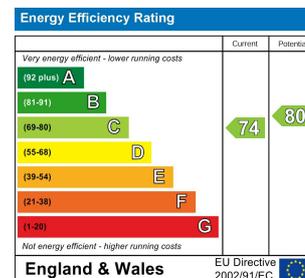
### Area Map



### Floor Plans



### Energy Efficiency Graph



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