



**8 Wordsworth Road, Accrington, BB5 0LU**  
**£158,950**

## GROUND FLOOR

### Lounge 15'8" x 11'3" (4.78m x 3.44m)

High quality wood effect laminate flooring with spotlighting, curtains and blind

### Kitchen/diner 8'2" x 14'5" (2.49m x 4.39m)

High gloss tile flooring with patio doors leading to the conservatory. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and micro-wave

### Conservatory 7'4" x 13'8" (2.24m x 4.17m)

High gloss tile flooring with patio door leading to the rear garden and blind

## FIRST FLOOR

### Bedroom 8'2" x 13'5" (2.51m x 4.10m)

High quality wood effect laminate flooring with window to the front elevation, blind and fitted wardrobes

### Bedroom 8'3" x 10'4" (2.52m x 3.16m)

High quality wood effect laminate flooring with window to the rear elevation, curtains and blind

### Bedroom 6'0" x 7'3" (1.84m x 2.22m)

High quality wood effect laminate flooring with window to the front elevation and blind

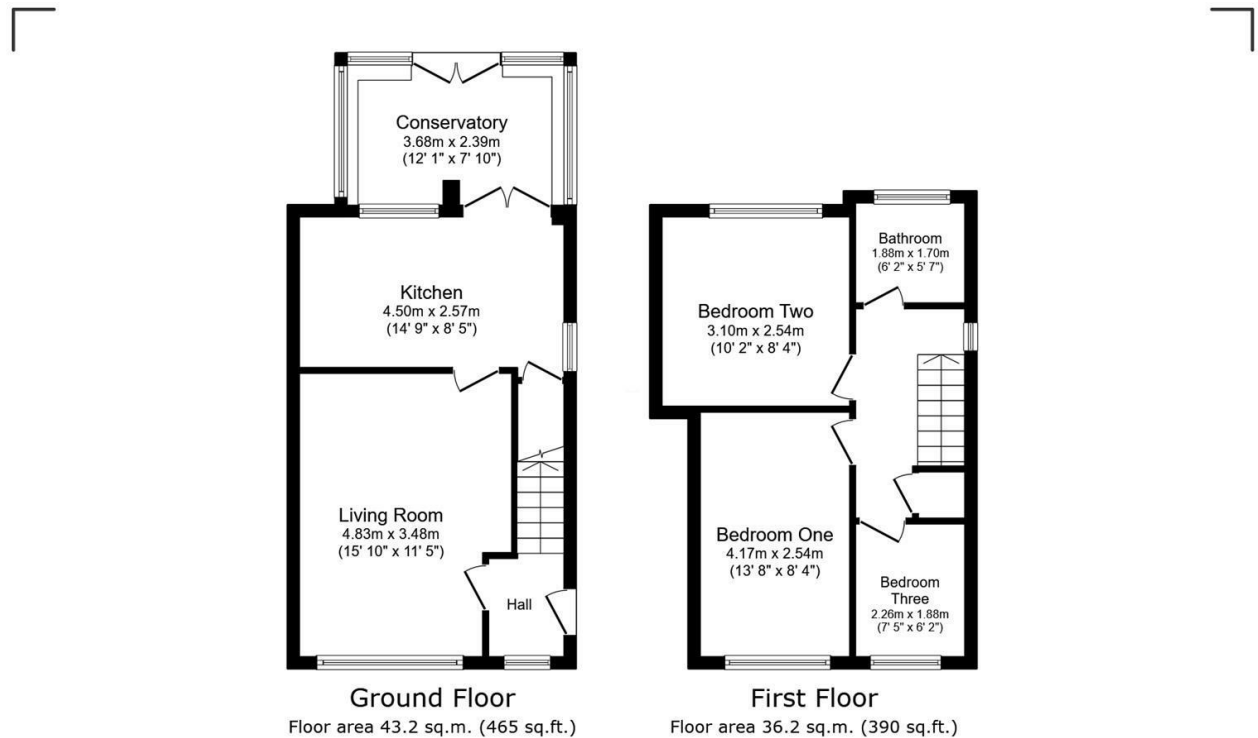
### Bathroom

Tile flooring with 2 piece bathroom suite in white, walk in showering enclosure, spotlighting and tiled decor

## EXTERNAL

Beautifully presented and spacious rear garden, benefiting from a private Sunny aspect. Large outbuilding to the rear, with power, lighting and earthed

internet connection. Double driveway to the front of the property



Total floor area: 79.4 sq.m. (855 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)