



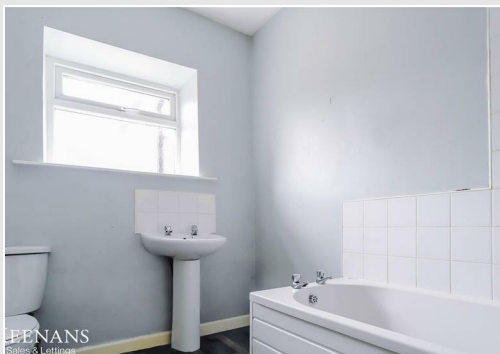
Bold Street, Accrington, BB5 6RH
Auction Guide £80,000

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Ground Floor

Hall

16'6 x 3'2 (5.03m x 0.97m)

UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, coving, tiled floor, stairs to first floor and doors to two reception rooms.

Reception Room One

12'10 x 10'3 (3.91m x 3.12m)

UPVC double glazed window, central heating radiator, stone hearth and decorative surround.

Reception Room Two

15' x 12'9 (4.57m x 3.89m)

UPVC double glazed window, two central heating radiators, coving, electric fire, stone hearth, decorative surround, under stairs storage and door to kitchen.

Kitchen

15'9 x 8'9 (4.80m x 2.67m)

Two UPVC double glazed windows, wall and base units, granite effect worktops, stainless steel sink with draining board and traditional taps, space for freestanding cooker, extractor hood, plumbing for washing machine, space for fridge freezer, Ideal boiler, part tiled elevation, tiled floor and UPVC door to rear.

First Floor

Landing

10'4 x 9'9 (3.15m x 2.97m)

Two smoke alarms and doors to four bedrooms and bathroom.

Bedroom One

9'7 x 8'2 (2.92m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'9 x 6'9 (3.89m x 2.06m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

12'9 x 5'1 (3.89m x 1.55m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'8 x 8'10 (3.56m x 2.69m)

UPVC double glazed window, two central heating radiator and storage.

Bathroom

8'8 x 6'11 (2.64m x 2.11m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan, part tiled elevation and wood effect lino flooring.

External

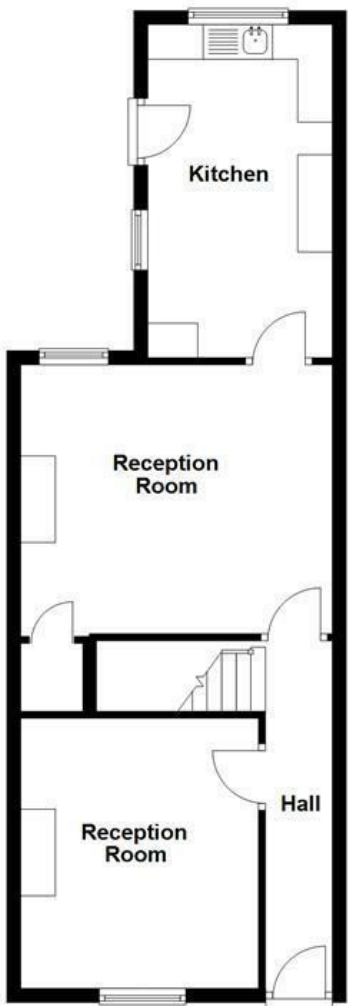
Rear

Enclosed paved yard and gated access to side.

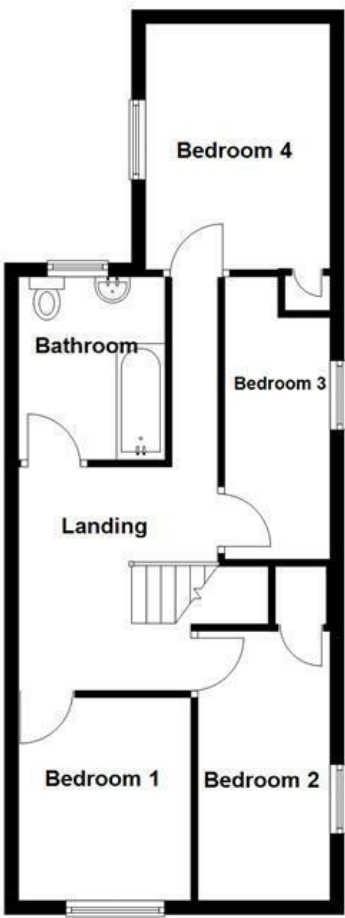




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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