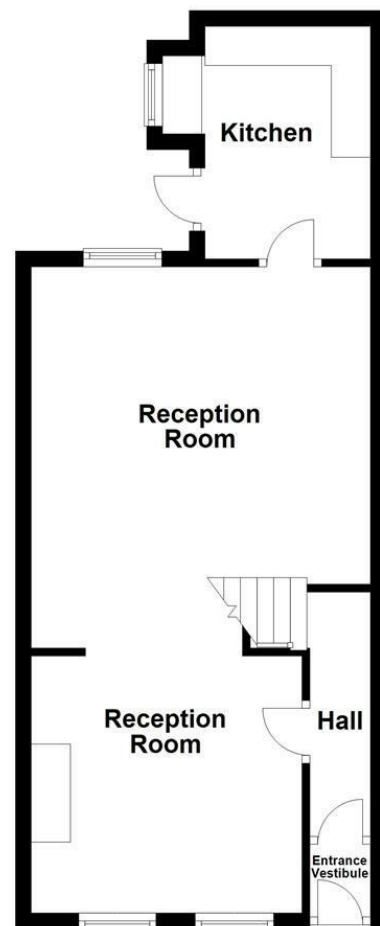
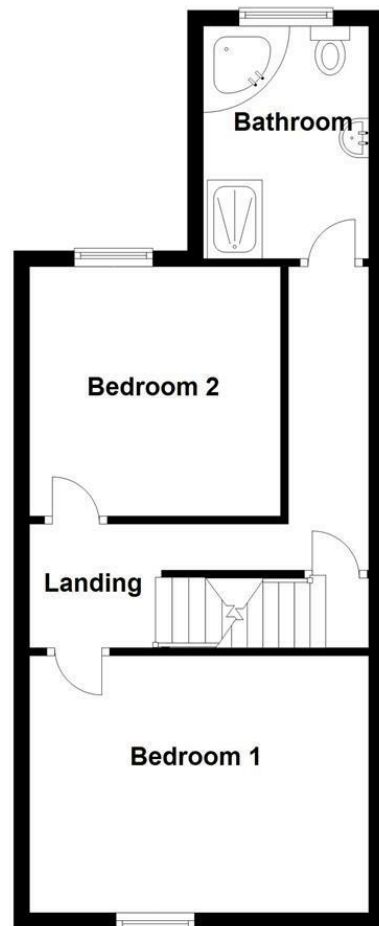


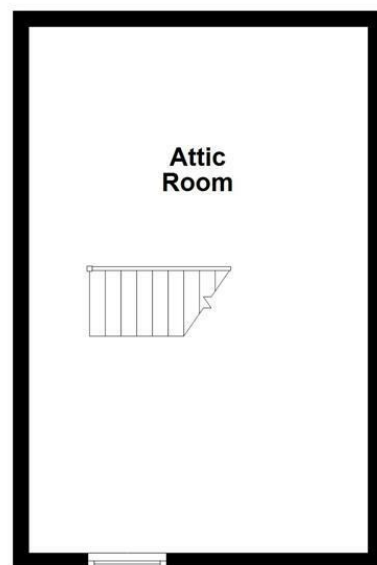
Ground Floor
Approx. 458.6 sq. feet



First Floor
Approx. 452.8 sq. feet



Second Floor
Approx. 312.2 sq. feet



Total area: approx. 1223.6 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Accrington Road, Burnley, BB11 5DP

£129,950

SPACIOUS MODERN FAMILY HOME

Welcome to this charming family home located on Accrington Road in Burnley. This delightful house offers a modern and spacious living environment, perfect for a growing family.

As you step inside, you'll be greeted by a tastefully decorated interior with modern appliances that are sure to make daily living a breeze. The property boasts a handy converted attic room, providing extra space for a home office, playroom, or guest bedroom.

Conveniently situated close to local amenities, this home offers the perfect blend of comfort and practicality. Whether you're looking to run errands, enjoy a leisurely stroll in the neighbourhood, or simply relax in the comfort of your own home, this property has it all.

Contact our Burnley branch to arrange a viewing and start your journey today!

Accrington Road, Burnley, BB11 5DP

£129,950



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC rating: E
- Three Bedrooms
- Four Piece Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Vestibule

4'6 x 3'4 (1.37m x 1.02m)
UPVC entrance door and door to hall.

Hall

8'7 x 3'5 (2.62m x 1.04m)
Central heating radiator, cornice coving, dado rail, laminate flooring, stairs to first floor and door to reception room one.

Reception Room Two

11'4 x 10'4 (3.45m x 3.15m)
Two UPVC double glazed windows, central heating radiator, cornice coving, dado rail, stone feature fireplace and open to reception room one.

Reception Room One

14'2 x 14'1 (4.32m x 4.29m)
UPVC double glazed window, central heating radiator, log burner with marble surround and wood mantle and door to kitchen.

Kitchen

9'9 x 7'2 (2.97m x 2.18m)
UPVC double glazed window, gloss wall and base units, laminate worktops, single oven, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbed for washing machine, space for fridge freezer, vinyl flooring and UPVC door to rear.

First Floor

Landing

14'2 x 13' (4.32m x 3.96m)
Stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

14'11 x 13'4 (4.55m x 4.06m)
UPVC double glazed window, central heating radiator and cornice coving.

Bedroom Two

11'11 x 9'10 (3.63m x 3.00m)
UPVC double glazed window, central heating radiator and dado rail.

Bathroom

9' x 7'5 (2.74m x 2.26m)
UPVC double glazed frosted window, central heating radiator, spotlights, low level WC, pedestal wash basin, corner panelled bath, direct feed rainfall shower with rinse head, tiled elevation and vinyl flooring.

Second Floor

Attic Room

22' x 14'2 (6.71m x 4.32m)
UPVC double glazed window and central heating radiator.

External

Front

Paved courtyard with hedging and steps.

Rear

Enclosed tarmac yard and artificial enclosed lawn area.



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