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## Newark Street, Accrington

£200,000

The ideal family property. This modern town house has spacious living accommodation over 3 floors and has 5 bedrooms and 2 bathrooms. It has a lounge, a fully fitted dining kitchen and a two piece cloakroom. The property also benefits from gas central heating and PVC double glazing. Externally, there is rear garden with vehicle access. It is conveniently situated with all local amenities nearby and easy access into Accrington town centre and also the motorway network at J7 of M65.









## Newark Street, Accrington

### **TENURE**

To be confirmed

### **ACCOMMODATION**

### **ENTRANCE HALL**

Radiator

### **TWO PIECE CLOAKS**

Wash basin, WC, radiator

#### **LOUNGE**

 $15'\ 10''\ x\ 10'\ (4.83m\ x\ 3.05m)\ 2\ PVC$  double glazed windows, radiator, laminate floor

#### **FULLY FITTED DINING KITCHEN**

18' 10" x 7' 11" (5.74m x 2.41m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel sink drainer unit, plumbed for washer, 3 PVC double glazed windows and french doors, radiator

## FIRST FLOOR

#### BEDROOM 1

15' 11" x 13' (4.85m x 3.96m) PVC double glazed window, radiator.

## BEDROOM 2

11' 9" x 8' 6" (3.58m x 2.59m) Radiator, 3 PVC double glazed windows

## BEDROOM 3

10' x 8' 6" (3.05m x 2.59m) Radiator, PVC double glazed window

## THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, radiator

#### SECOND FLOOR LANDING

Boiler cupboard (gas fired central heating boiler unit) radiator, loft access

### **BEDROOM 4**

15' 11" x 8' 7" (4.85m x 2.62m) 2 PVC double glazed windows, radiator

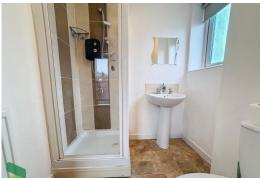
## BEDROOM 5

 $15'\ 11''\ x\ 10'\ (4.85m\ x\ 3.05m)$  PVC double glazed french doors with juliet balcony, radiator

## **EN SUITE BATHROOM**

Walk in shower, wash basin, WC, radiator, PVC double glazed window













Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band

79c

Agents Note: Whist every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whist every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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## **OUTSIDE**

Rear garden, vehicle access, sparking space, timber shed

## **PLEASE NOTE**

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.













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