



# PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW  
Tel. 01254582489  
Email. [blackburn@proctorsestateagents.co.uk](mailto:blackburn@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



**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	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	79c

Agents Note: Whilst 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 whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



## Newark Street, Accrington

### OUTSIDE

Rear garden, vehicle access, parking 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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