



Lemonius Street, Accrington, BB5 2LP

£625



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	74
(69-80) C	
(55-68) D	
(39-54) E	
(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.



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Ground Floor

Entrance

Composite double glazed door to the hallway.

Hallway

Wood effect flooring, smoke alarm, stairs to the first floor and arch to reception room one.

Reception Room One

14'0" x 13'1" (4.27 x 3.99)

UPVC double glazed window, central heating radiator, wood effect flooring, TV point, alcove storage and arch to the kitchen.

Kitchen

14'7" x 10'0" (4.45 x 3.05)

UPVC double glazed window, composite double glazed door to the rear, wood effect tiled flooring, range of wood effect wall and base units with granite effect worktops, tiled splashback, Bosch electric oven with four-ring induction hob and extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and understairs storage.

First Floor

Landing

6'10" x 3'10" (2.08 x 1.17)

Wood effect flooring, loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

16'10" x 13'11" (5.13 x 4.24)

UPVC double glazed window, central heating radiator, wood effect flooring, and over-stairs storage.

Bedroom Two

10'3" x 7'9" (3.12 x 2.36)

UPVC double glazed window, central heating radiator, wood effect flooring and TV point.

Bathroom

6'8" x 6'6" (2.03 x 1.98)

UPVC double glazed frosted window, panelled bath with chrome telephone tap, twin-flush WC, pedestal washbasin, fully tiled elevations, central heating radiator and tiled floor.

External

Rear

Wall enclosed yard to the rear with Astro-Turf and steps leading down to gated access.

Front

Roadside parking to the front.

Agent's Notes

Council Tax Band A

