

# curtis law

## ESTATE AGENTS



### Milton Street, Accrington

\*\*\* STUNNING THREE FOUR BEDROOM MID- TERRACE HOME IN POPULAR LOCATION \*\*\*

Curtis Law Estate Agents are delighted to present this exceptional mid-terraced property now available on the open sales market. Spanning three floors, this home is ideal for modern family living. It features a tasteful, neutral décor throughout with two spacious reception rooms, an extended and beautifully fitted kitchen, a study with access to a WC, two good sized bedrooms, a loft room, and a family bathroom suite. This property truly ticks all the boxes for families or first time buyers who are looking to get on the property ladder.

Situated just off Union Road, this location offers easy access to local amenities including convenience stores, shops, schools, and cafes, all just a stone's throw away. The property is adjacent to Foxhill Bank Nature Reserve and White Ash & Foxhill Playing Fields, providing excellent outdoor space with scenic nature walks. Commuters will benefit from the strong bus routes, ensuring easy access to surrounding towns and cities.

Get in contact with our sales team to arrange a viewing on this superb property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- Mid- Terrace Home
- Extended, Modern Fitted Kitchen
- Ideal For Growing Families Or First Time Buyers
- Located Over Three Floors
- Spacious Loft Room
- Council Tax Band A
- Three Bedrooms
- Downstairs WC
- Freehold

**Offers in the region of £130,000**

# Milton Street, Accrington

## Ground Floor

### Entrance Vestibule

4'3" x 2'8" (1.31m x 0.83m)

Composite front door to vestibule, space for cloakroom and shoe rack, door to lounge, carpeted flooring.

### Reception Room One

12'5" x 11'10" (3.81m x 3.63m)

UPVC double glazed window, ceiling light fitting, central heating radiator, meter cupboard, door to dining room, laminate flooring.

### Reception Room Two

15'11" x 14'7" (4.87m x 4.46m)

UPVC double glazed window, ceiling light fitting, central heating radiator, feature gas fireplace, television point, doors to the kitchen and under stair storage, stairs to the first floor landing, laminate flooring.

### Kitchen

16'11" x 7'8" (5.16m x 2.35m)

UPVC double glazed door to the side, a range of cream gloss wall and base units with contrasting wood effect worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, breakfast bar with space for two stools, ceiling spotlights, central heating radiator, door to study, vinyl flooring.

### Study

9'3" x 7'8" (2.83m x 2.35m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to WC, wood effect flooring.

### WC

4'7" x 2'8" (1.42m x 0.82m)

UPVC double glazed frosted window, a low level, close coupled WC, full pedestal wash basin with part tiled splashback, ceiling light fitting, vinyl flooring.

## First Floor

### Landing

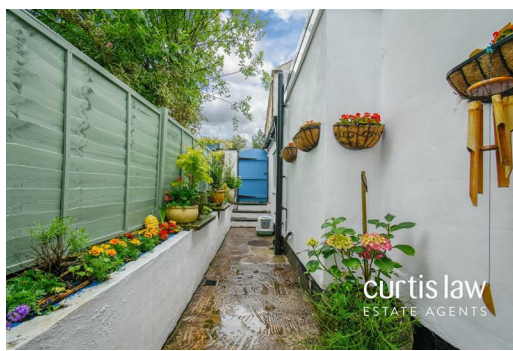
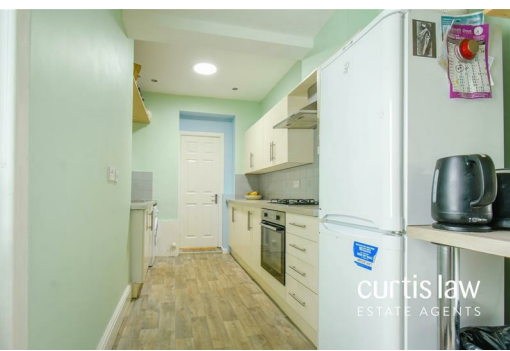
7'5" x 6'4" by 5'2" x 3'2" (2.27m x 1.95m by 1.60m x 0.99m)

Ceiling light fitting, central heating radiator, smoke alarm, doors to two bedrooms and a family bathroom suite, stairs to the attic/ third bedroom, carpeted flooring.

### Bedroom One

16'8" x 6'8" (5.10m x 2.05m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to under stair storage cupboard, carpeted flooring.



## Bedroom Two

13'0" x 8'10" (3.98m x 2.71m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

## Bathroom

9'4" x 7'1" (2.86m x 2.16m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, vanity wash basin with mixer tap, panel bath with overhead shower, part PVC wall panelling, ceiling light fitting, central heating towel rail, door to airing cupboard housing combi boiler, vinyl flooring.

## Attic

### Room

15'7" x 12'5" (4.76m x 3.81m)

Velux skylight, ceiling spotlights, central heating radiator, smoke alarm, doors to eaves storage, laminate flooring.

## External

### Front

On street parking.

### Rear

Low maintenance yard with bedding areas, steps leading to gate which accesses alleyway.

## Agents Notes

Tenure: Freehold

Council Tax Band: A - Hyndburn

EPC: D

Floor Area: approx. 1168.9 sq ft

Property Type: Mid- terrace

Property Construction: Stone built with tiled roof

Water Supply: Mains - United Utilities

Electricity Supply: Mains- Octopus Energy

Gas Supply: Mains- Octopus Energy

Sewerage: Mains - United Utilities

Heating: Gas central heating

Broadband: Ultrafast - Virgin Media

Mobile Signal: 4G - Good

Parking: On street parking

Building Safety: No issues

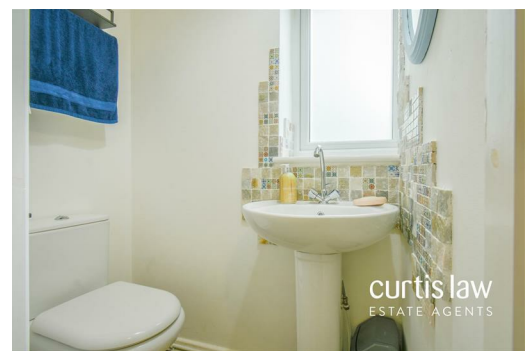
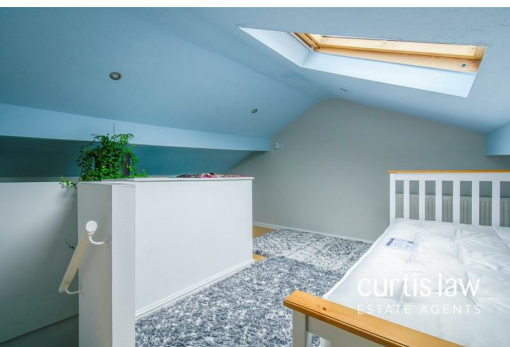
Rights & Restrictions: None

Flood & Erosion Risks: None

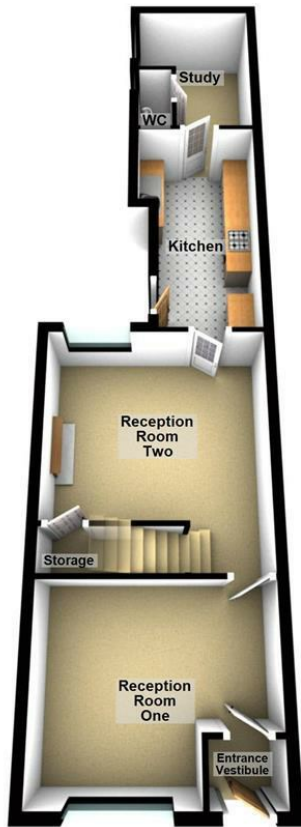
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

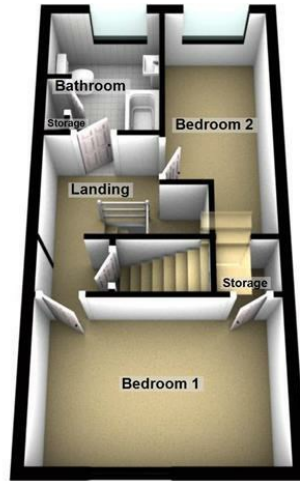
Coalfield & Mining Area: None



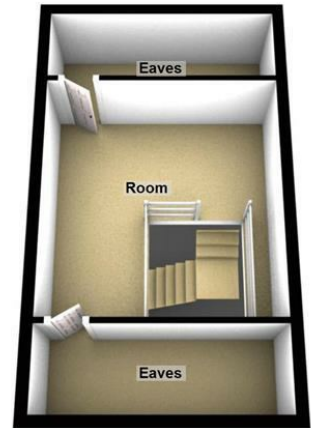
**Ground Floor**



**First Floor**



**Loft**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	78
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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England & Wales		