



Whalley Road, Accrington

*** DECEPTIVELY SPACIOUS TWO BEDROOM MID-TERRACE HOME WITH NO ONWARD CHAIN ***

An excellent two bedroom mid-terraced home which boasts an abundance of space throughout making it a perfect match for first time buyers looking to get on the property ladder or growing families seeking their forever home. With two generously sized reception rooms, a fitted kitchen, two double bedrooms, a new four-piece bathroom suite, and potential for a loft conversion, this home ticks all the boxes for those seeking a spacious property with plenty of potential.

This property enjoys a prime location in a highly sought-after area, surrounded by abundant local amenities such as convenience stores, shops, takeaways, and well-regarded schools. Spider Wick park and garden adds to the appeal of the area. Commuters will find the location advantageous due to its strong network links, with junction 7 of the M65 just a five-minute drive away, providing easy access to Rishton, Blackburn, Burnley, and beyond.

Get in contact with our sales team to arrange a viewing!

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 Property
- Ideal First Time Buy
- Two Spacious Reception Rooms
- No Chain Delay
- New Four Piece Bathroom Suite
- Council Tax Band A
- Two Double Bedrooms
- Close To Motorway Links
- Leasehold

Offers over £110,000

Whalley Road, Accrington

Ground Floor

Entrance Vestibule

4'3" x 3'4" (1.32m x 1.04m)

UPVC partially double glazed front door to vestibule, ceiling light fitting, coving to ceiling, door to hallway, carpeted flooring.

Hallway

10'7" x 3'4" (3.23m x 1.04m)

Ceiling light fitting, coving to ceiling, doors to two reception rooms, stairs to first floor, carpeted flooring.

Reception Room Two/ Bedroom Three

11'9" x 10'11" (3.60m x 3.33m)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, central heating radiator, coving to ceiling, feature fireplace (currently boarded up but can be used), reception room is currently being utilised as a third bedroom, carpeted flooring.

Reception Room One

4.47m x 4.16m

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, modern feature gas fireplace with stone hearth and surround, television point, doors to the kitchen and under stair storage, carpeted flooring.

Kitchen

12'4" x 7'7" (3.77m x 2.33m)

UPVC double glazed window, a range of wall and base units with contrasting worktops, part tiled splashback, inset sink and drainer, built in four ring electric hob, integrated electric oven in eye level unit, space for fridge freezer, plumbing for washing machine, under counter space for dryer, ceiling spotlights, central heating radiator, barn style door to rear yard, tiled flooring.

First Floor

Landing

14'9" x 3'2" by 13'8" x 3'0" (4.50m x 0.98m by 4.17m x 0.93m)

Ceiling light fitting, ceiling spotlights, smoke alarm, loft access via hatch, double doors to storage cupboard, doors to two double bedrooms and a four piece bathroom suite, carpeted flooring.

Bedroom One

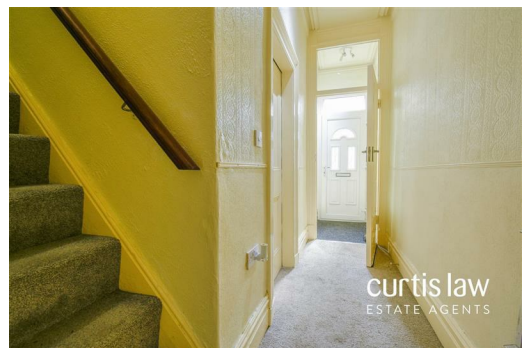
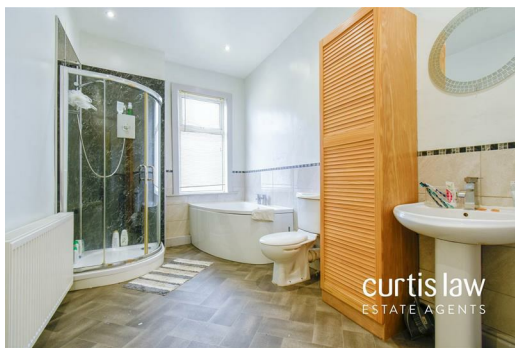
14'9" x 11'10" (4.52m x 3.62m)

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

Bedroom Two

10'3" x 10'2" (3.13m x 3.11m)

UPVC double glazed window, ceiling light fitting, central heating radiator, double doors to built in wardrobes, carpeted flooring.



Bathroom

12'4" x 7'7" (3.76m x 2.33m)

UPVC double glazed frosted window, a four piece bathroom suite comprising of: a close coupled WC, full pedestal wash basin with mixer tap, corner panel bath, corner enclosed electric feed shower cubicle with marble effect PVC paneling, part tiled elevations, ceiling spotlights, central heating radiator, vinyl flooring.

Attic

Access to attic from landing via hatch, large loft space with potential for conversion.

External

Front

Garden fronted, on street parking.

Rear

Enclosed, low maintenance yard, gated access to alleyway.

Agents Notes

The homeowner has renovated throughout since moving in including;

- new boiler and piping - 5 years ago
- electrics redone throughout - less than 10 years ago
- new flue for chimney in the living room and new fireplace
- new bathroom

Tenure: Leasehold - 999 years from 1st May 1891 to 1st May 2890 (865 years left)

Council Tax Band: A - Hyndburn

Property Type: Mid- terrace

Property Construction: Brick built with slate roof

Water Supply: Mains - United Utilities

Electricity Supply: Mains British Gas

Gas Supply: Mains - British Gas

Sewerage: Mains - United Utilities

Heating: Gas central heating

Broadband: Virgin - Fibre (256 Mbps) - no lag in any room

Mobile Signal: Good

Parking: On street parking

Building Safety: No

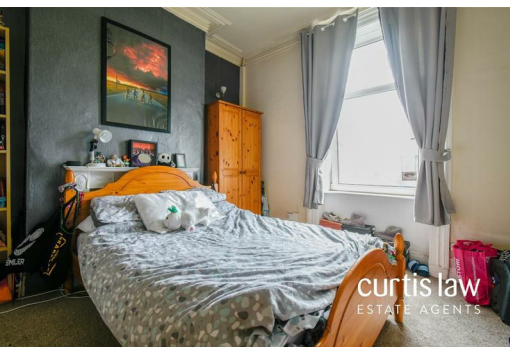
Rights & Restrictions: Unknown

Flood & Erosion Risks: No

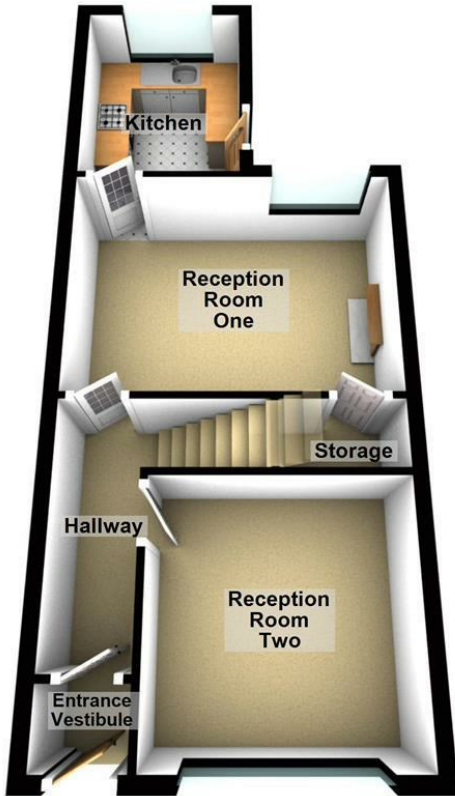
Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

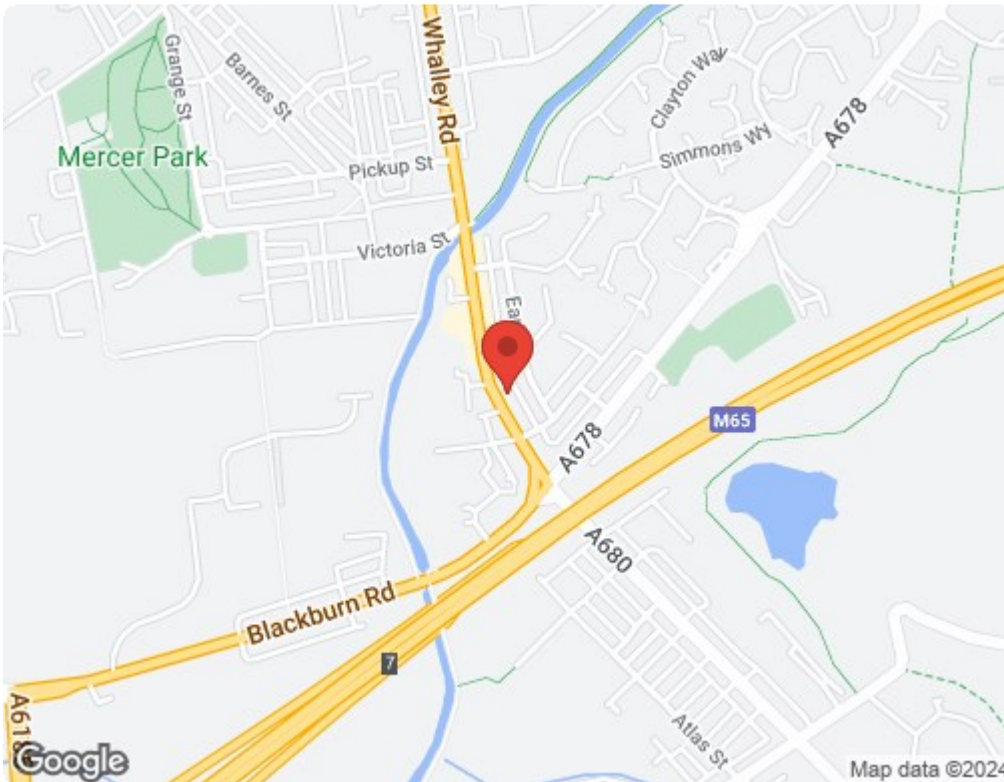
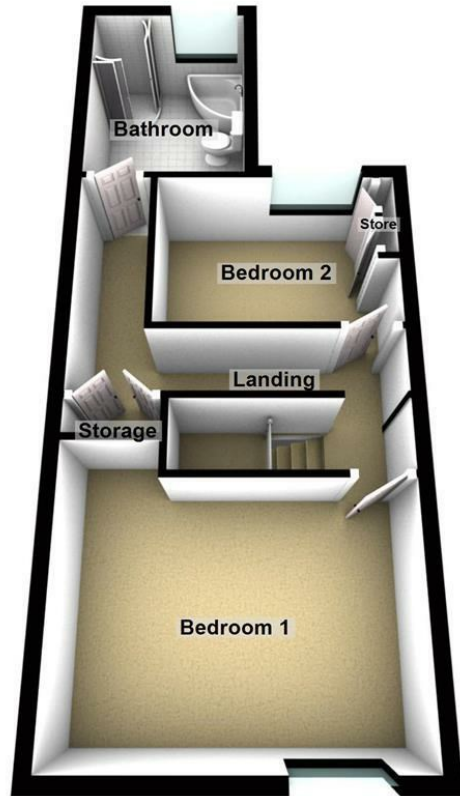
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC