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Burnley Road, Accrington

*** FANTASTIC THREE BEDROOM END-TERRACE IN POPULAR AREA ***

Curtis Law Estate Agents are excited to present this charming end-terrace home, ideal for growing families! This lovely property features a spacious layout with two reception rooms, a recently renovated modern kitchen, three well-sized bedrooms, and a large bathroom suite. The generously sized rear yard and garden front add to the appeal, with no front-facing neighbours—just scenic views, providing a private and peaceful setting.

Located in a highly sought-after area, this property enjoys proximity to a variety of local amenities, including shops, cafes, convenience stores, and reputable schools. Nature lovers will relish being just a stone's throw from scenic walks at The Coppice, Peel Park, and Pleck Meadow. Commuters will benefit from quick access to the M65, just a 5-minute drive away, offering easy routes to Accrington, Burnley, Blackburn, and beyond.

Don't miss out on the opportunity to make this charming house your new home - book a viewing today and start envisioning the wonderful memories you could create in this lovely property on Burnley Road!

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.

- Stone Built End- Terrace Home
- Two Spacious Reception Rooms
- On Street Parking
- Three Good Sized Bedrooms
- Viewing Highly Recommended
- Council Tax Band B
- New Kitchen & Bathroom Suite
- Beautiful Garden To The Rear
- Leasehold

Offers in excess of £170,000

Burnley Road, Accrington

Ground Floor

Entrance Vestibule

4'1" x 3'2" (1.26m x 0.99m)

UPVC double glazed frosted door to vestibule, hardwood door to hallway.

Hallway

9'4" x 3'2" (2.85m x 0.99m)

Ceiling light fitting, central heating radiator, door to reception room, stairs to first floor, laminate flooring.

Reception Room One

14'10" x 11'5" (4.54m x 3.50m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, picture rail, access through double doors from reception room two, laminate flooring.

Reception Room Two

13'3" x 11'0" (4.04m x 3.36m)

UPVC double glazed window, ceiling light fitting with ceiling rose, central heating radiator, coving to ceiling, picture rail, smoke alarm, television point, space for dining set, double doors to reception room one, doors to kitchen and under stair storage, laminate flooring.

Kitchen

16'4" x 7'4" (4.99m x 2.26m)

Three uPVC double glazed windows, uPVC double glazed door to rear yard, a range of grey gloss wall and base units with contrasting worktops, PVC splash back, inset sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing washing machine, ceiling light fitting, central heating radiator, extractor fan, tiled flooring.

First Floor

Landing

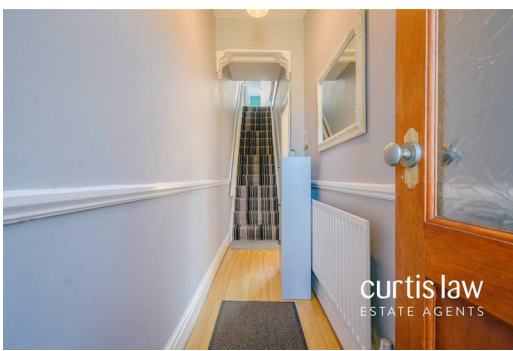
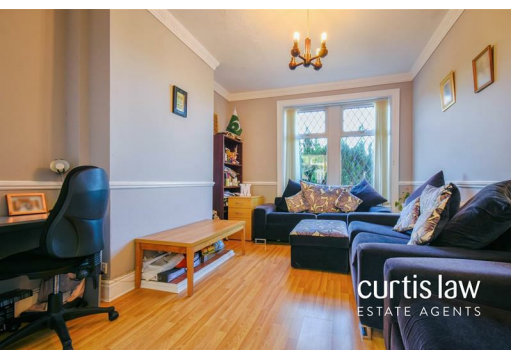
14'11" x 5'6" (4.55m x 1.69m)

Ceiling light fitting, picture rail, fitted storage, doors to three bedrooms and a three piece bathroom suite, carpeted flooring.

Bedroom One

14'7" x 13'1" (4.47m x 4.01m)

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



Bedroom Two

16'6" x 7'6" (5.03m x 2.30m)

Two uPVC double glazed window, ceiling light fitting, central heating radiator, door to fitted storage cupboard, carpeted flooring.

Bedroom Three

8'11" x 7'11" (2.73m x 2.42m)

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

Bathroom

8'10" x 6'8" (2.70m x 2.04)

A three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, corner enclosed shower cubicle, part tiled elevations, ceiling spotlights, central heating radiator, vinyl flooring.

External

Front

Flagged garden front with mature shrubs and a path leading to front door, on street parking.

Rear

Enclosed, low maintenance yard.

Agents Notes

Tenure: Leasehold - 999 years from 12th January 1902 to 12th January 2901 (876 years left)

Council Tax Band: B - Hyndburn

Property Type: End- terrace

Property Construction: Stone with slate roof

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Yes

Mobile Signal: Good

Parking: On street parking

Building Safety: None

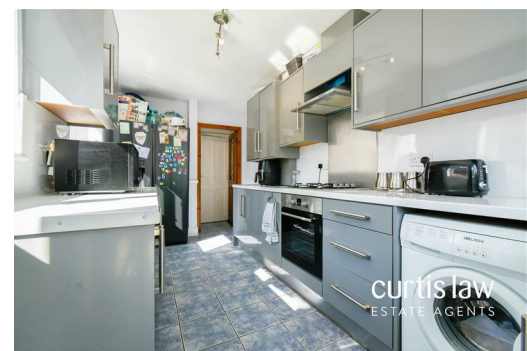
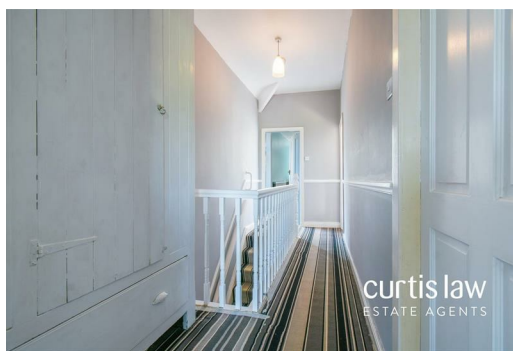
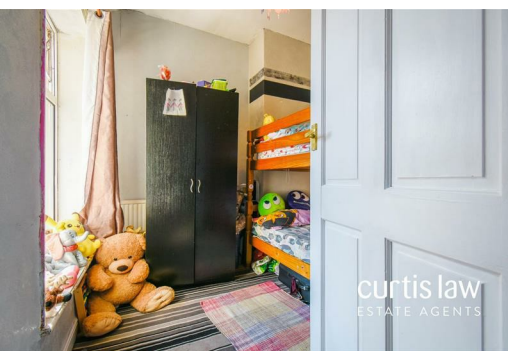
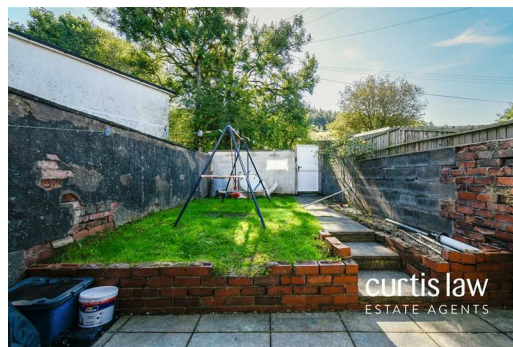
Rights & Restrictions: No

Flood & Erosion Risks: No

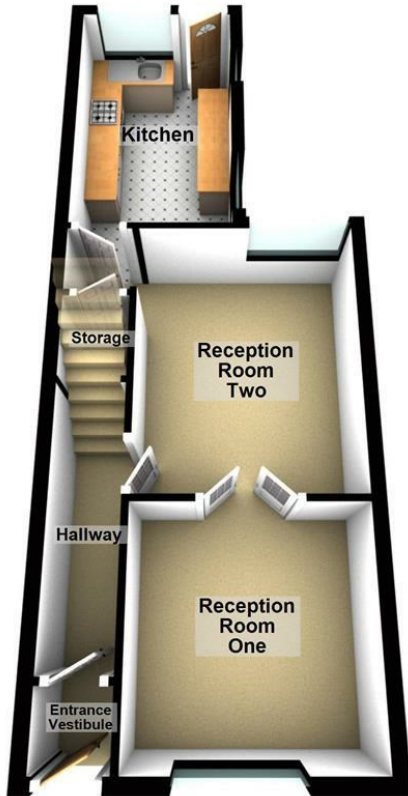
Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

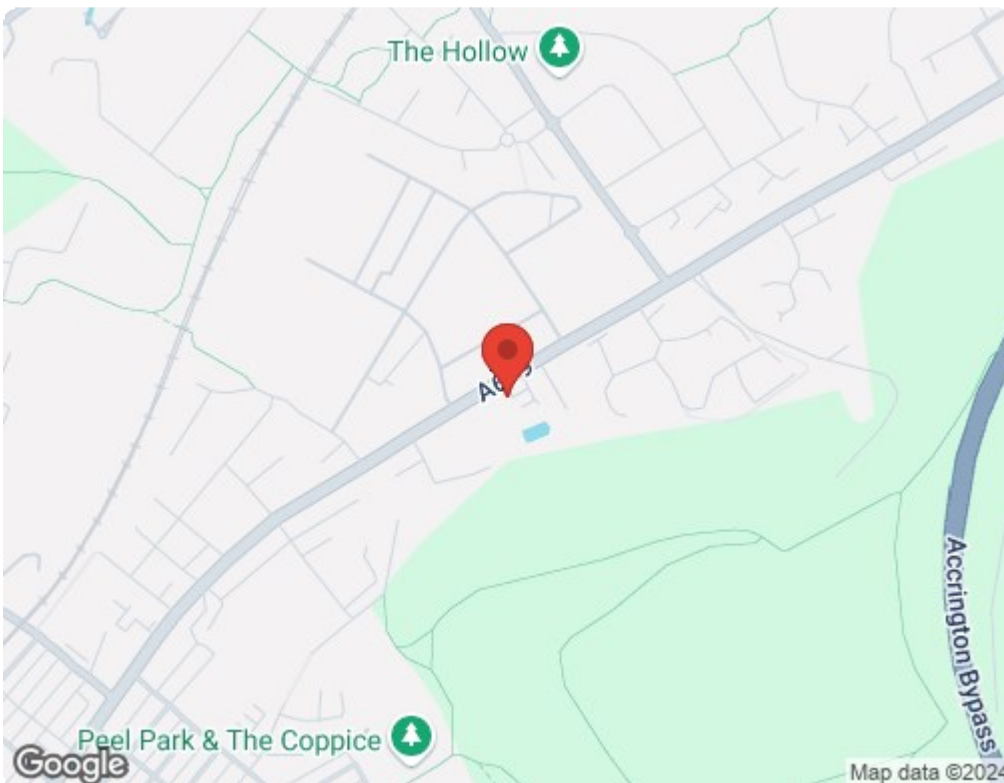
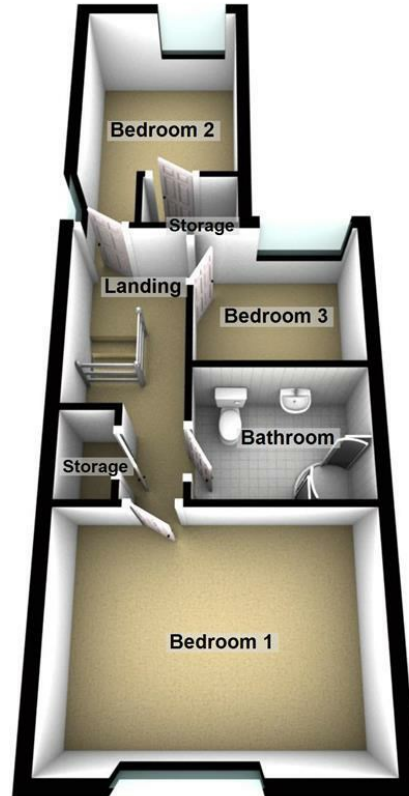
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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>		
EU Directive 2002/91/EC		