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Water Street, Accrington

*** EXCEPTIONAL FOUR BEDROOM END- TERRACE HOME IN PRIME LOCATION ***

Nestled along a row of terraces just off Eastgate, this impressive stone-built end-terrace is proudly presented in a move-in-ready condition. The current homeowner has beautifully styled the property, showcasing sleek, neutral designs and modern finishes throughout. With its spacious layout, this home is the perfect choice for family living.

The ground floor features a versatile reception room, ideal as a fourth bedroom, alongside a generously sized living room and a dining room that flows seamlessly into the well-appointed kitchen. Additionally, the basement has been damp-proofed for added peace of mind. Upstairs, you'll find three spacious double bedrooms and a contemporary fitted bathroom, completing this exceptional family home.

With the added benefit of on-street parking and an enclosed, low-maintenance yard at the rear, this home truly ticks all the boxes for a family searching for their forever home!

Situated in a prime location, this home is conveniently close to Accrington Town Centre and Eastgate Retail Park, offering a variety of local amenities including shops, supermarkets, restaurants, cafes, and hairdressers. The area also boasts highly regarded schools and excellent transport links, providing easy access to Blackburn, Burnley, Preston, and beyond.

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
- Perfect Family Home
- Basement - Damp Proofed
- Four Double Bedrooms
- Renovated Throughout
- Council Tax Band A
- Two Reception Rooms
- Close To Accrington Town Centre
- Freehold

Offers over £130,000

Water Street, Accrington

Basement

Room

9'0" x 5'1" (2.75m x 1.56m)

Access from living room, automatic lighting, plastered, ventilation installed, damp-proofed.

Ground Floor

Entrance Vestibule

3'6" x 2'11" (1.09m x 0.90m)

Hardwood paneled door to vestibule, coving to ceiling, door to hallway, part carpeted and wood effect laminate flooring.

Hallway

10'1" x 2'11" (3.08m x 0.90m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to reception room/ bedroom four and living room, stairs to first floor, wood effect laminate flooring.

Reception Room/ Bedroom Four

11'7" x 10'4" (3.55m x 3.17m)

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

Living Room

12'9" x 11'7" (3.89m x 3.54m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, wall mounted combi boiler, smoke alarm, open access to dining room, door leading down to the basement, carpeted flooring.

Dining Room

10'0" x 9'0" (3.06m x 2.76m)

UPVC double glazed window, uPVC door to rear, ceiling light fitting, central heating radiator, coving to ceiling, dado rail, space for dining set and fridge freezer, door to kitchen, open access to living room, tiled flooring.

Kitchen

8'9" x 6'5" (2.68m x 1.98m)

Two uPVC double glazed windows, a range of laminate wall and base units with granite effect worktops, part tiled splash backs, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring hob and extractor hood, plumbing for washing machine, ceiling light fitting, coving to ceiling, smoke alarm, tiled flooring.

First Floor

Landing

12'10" x 5'1" by 3'8" x 2'3" (3.92m x 1.55m by 1.12m x 0.70m)

Ceiling light fitting, smoke alarm, doors to three double bedrooms, a modern bathroom suite and storage cupboards, carpeted flooring.



Bedroom One

15'5" x 9'10" (4.70m x 3.02m)

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

Bedroom Two

9'4" x 9'3" (2.86m x 2.82m)

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

Bedroom Three

8'9"8'7" by 6'1" x 4'2" (2.68m2.62m by 1.86m x 1.29m)

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

Bathroom

8'5" x 4'1" (2.58m x 1.27m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled, dual flush WC, full pedestal wash basin, panel bath with direct feed shower, part tiled elevations, ceiling light fitting, central heating radiator, Lino flooring.

External

Front

On street parking.

Rear

Enclosed, spacious yard with gated access to side of property.

Agents Notes

Tenure: Freehold

Council Tax Band: A

Property Type: End-Terrace

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Combi-Boiler

Broadband: Available

Mobile Signal: Good

Parking: On Street

Building Safety: Unknown

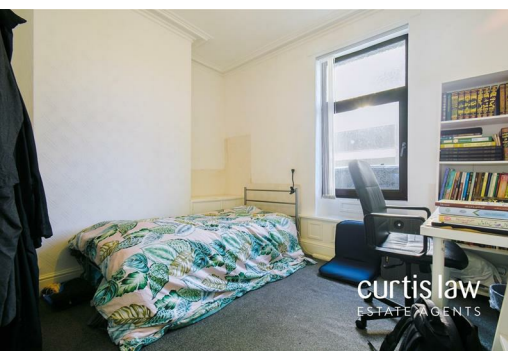
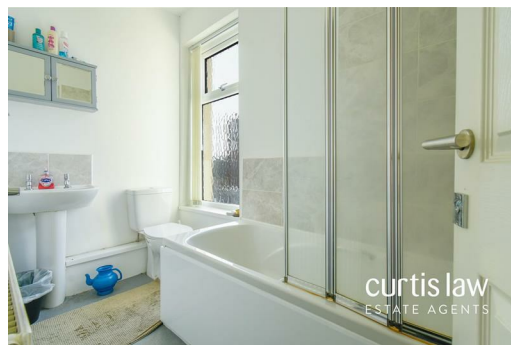
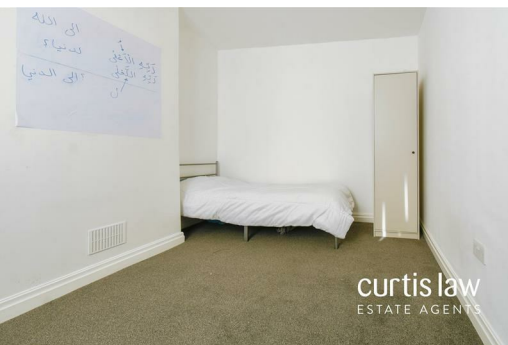
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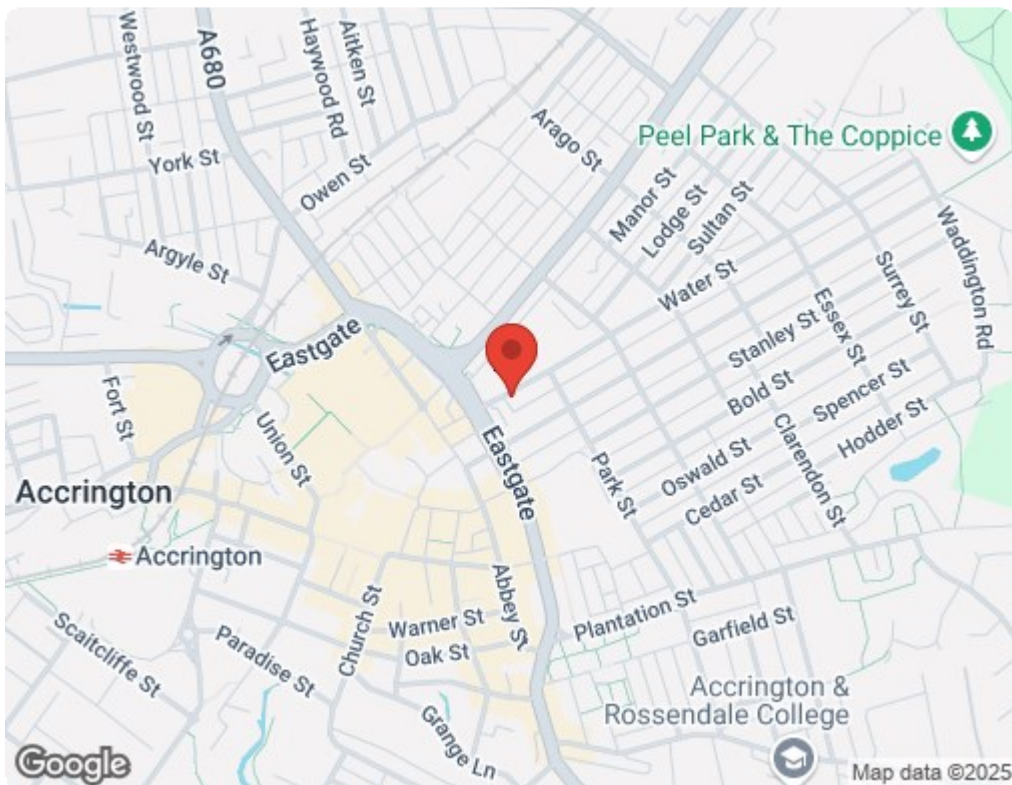
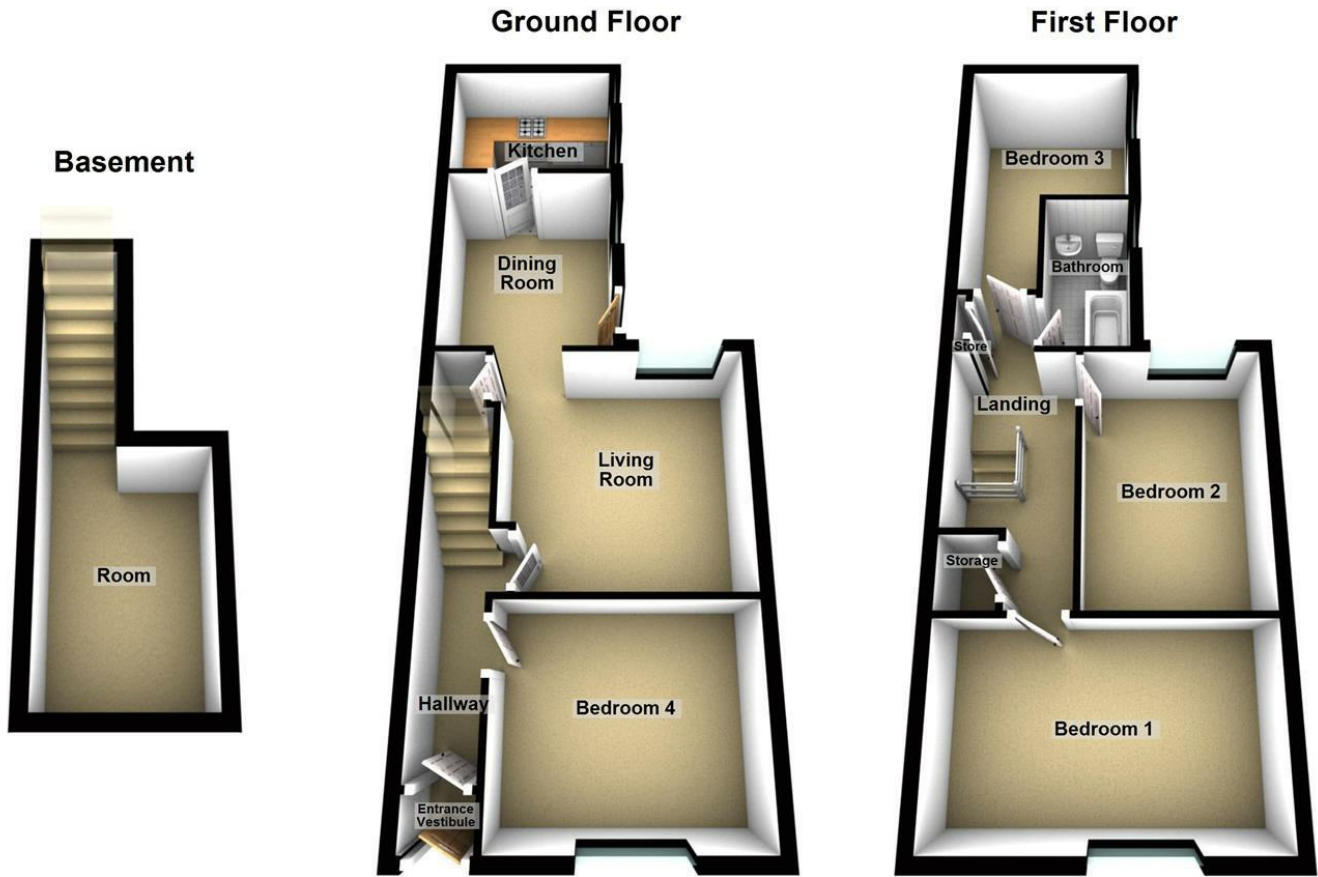
Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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