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ESTATE AGENTS



Spring Hill Road, Accrington

Nestled on the charming Spring Hill Road in Accrington, this delightful two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers or savvy investors. Spanning an impressive 893 square feet, the property boasts a well-proportioned reception room that invites warmth and comfort, perfect for both relaxation and entertaining.

Constructed in approx 1863, this residence retains a sense of character while providing the essential modern conveniences. The two bedrooms are generously sized, ensuring ample space for rest and personalisation. The bathroom is conveniently located, catering to the needs of a small family or professionals alike.

One of the standout features of this property is its proximity to Rhyddings Park, a lovely green space ideal for leisurely strolls or family outings. Additionally, the area is served by well-regarded schools, making it an attractive choice for families seeking a nurturing environment for their children.

With its appealing location and potential for growth, this mid-terraced home is a must-see. Viewing is essential to fully appreciate the charm and possibilities this property has to offer. Don't miss the chance to make this lovely house your new home or a valuable addition to your investment portfolio.

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.

- Two Bedroom Mid-Terraced
- Close To Amenities
- Tenure: Freehold
- Ideal First Time Buy Or Investment
- Low Maintenance Rear Yard
- Council Tax Band: A
- Excellent Travel Links
- Approx 893.41 sqft
- Viewing Essential

Offers in the region of £90,000

Spring Hill Road, Accrington

Ground Floor

Entrance Vestibule

3'0" x 2'8" (0.93 x 0.82)

Hardwood front door, ceiling light fitting, carpeted flooring.

Living Room

13'11" x 13'10" (4.26 x 4.24)

UPVC double glazed window, ceiling light fitting with spotlights, central heating radiator, door to kitchen/diner, fireplace with hearth and surround, carpeted flooring.

Kitchen/Diner

14'1" x 8'5" (4.30 x 2.58)

UPVC double glazed window, wooden rear door leading to back yard, a range of wall and base units with contrasting worktops, inset farmhouse sink with high spout mixer tap, integrated electric oven with four ring gas hob, space for washing machine, ceiling light fitting with spotlights, laminate flooring.

First Floor

Landing

9'3" x 5'4" (2.83 x 1.63)

Doors to two bedrooms and bathroom, ceiling light fitting, carpeted flooring.

Master Bedroom

14'1" x 13'8" (4.30 x 4.17)

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

Bedroom Two

6'1" x 10'10" (1.87 x 3.31)

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

Bathroom

4'7" x 7'1" (1.41 x 2.16)

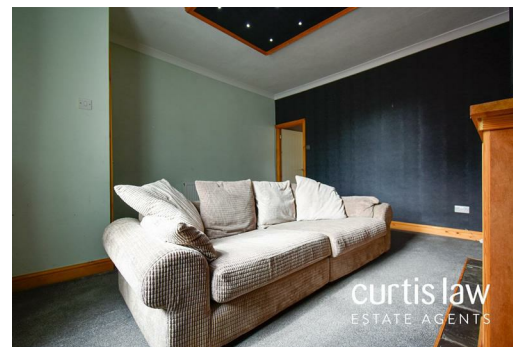
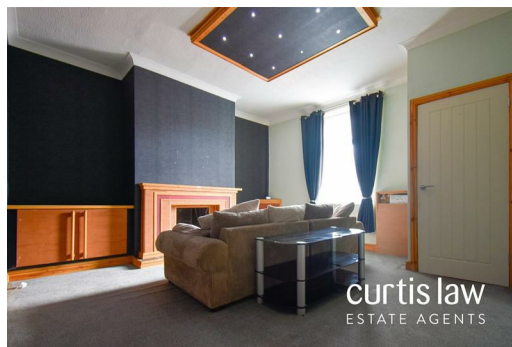
A three piece bathroom suite comprising of; a low level close coupled WC, full pedestal wash basin with mixer tap, shower unit with glass panel and direct feed shower attachment, PVC cladding full elevations, ceiling light fitting, vinyl flooring.

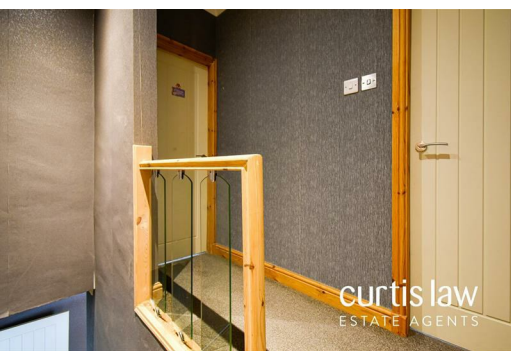
Front

On-street parking.

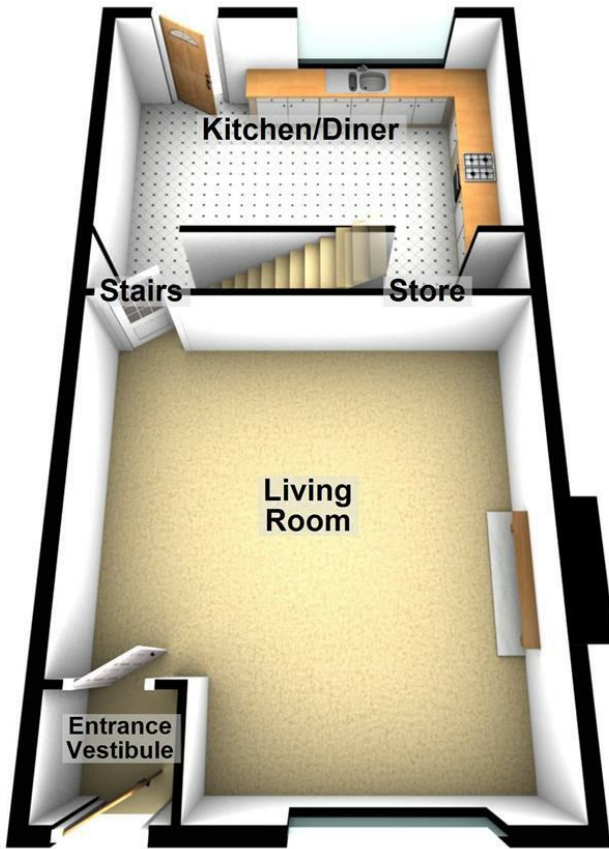
Rear

An enclosed and low maintenance rear yard with gated access to rear alleyway, concrete flooring, stone walls.

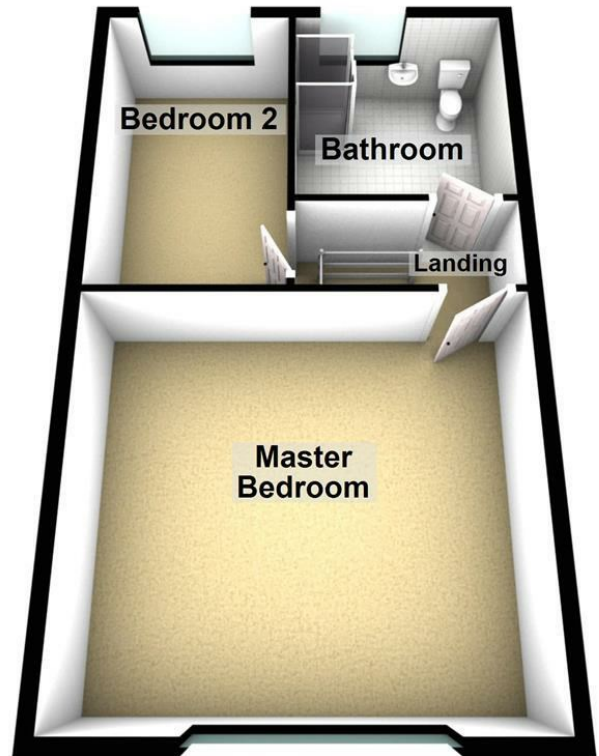




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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