

## DESCRIPTION

\*\*\* 3 BEDROOMS - MID TERRACED - 2 RECEPTION ROOMS - CELLAR  
\*\*\*

Presenting an immaculate 3-bedroom home, perfect for families seeking a prime location. Situated in a sought-after area, this property offers easy access to the town centre, Towneley Park, and local well regarded schools.

Inside, you'll find two spacious reception rooms, a separate kitchen, and a double cellar, providing ample living space. The home features three well-proportioned bedrooms and a family bathroom. With gas central heating powered by a combi boiler and mostly double-glazed windows, the property ensures comfort and energy efficiency.

Outside, there's a pleasant enclosed yard to the rear, ideal for outdoor activities and relaxation. This versatile home is available for sale either vacant or with a tenant in situ, offering flexibility for potential buyers.

Don't miss the opportunity to own this beautiful family home in a highly desirable location. Contact us today for more details and to arrange a viewing.









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## **Entrance Hallway**

With fitted carpet, radiator, ceiling light point, ceiling arch and dado rail.

## **Living Room**

With fitted carpet, uPVC bay window, radiator, coving and TV point.

## **Dining Room**

With fitted carpet, uPVC window, radiator, dado rail, ceiling rose, coving, access to the cellar and TV point.

## **Kitchen**

A mixture of wall and base units, freestanding oven, plumbing for a washing machine, vinyl flooring, partially tiled walls, ceiling light point, space for a fridge freezer, uPVC window and uPVC door leading out to the rear.

## **Landing**

With fitted carpet, radiator and a ceiling light point.

## **Bedroom One**

A room of double proportions with fitted carpet, ceiling light point, uPVC window and a radiator.

## **Bedroom Two**

A room of double proportions with fitted carpet, ceiling light point, uPVC window and a radiator.

## **Bedroom Three**

With fitted carpet, ceiling light point and a radiator.

## **Family Bathroom**

With a panelled bath with chrome shower head attachment and chrome taps, w.c., pedestal sink with chrome taps, partially tiled walls, a frosted uPVC window and an extractor fan.

## **Cellar Room One**

With power and lighting and access to the combi boiler.

## **Cellar Room Two**

With power and lighting.

## **External**

Front- A large forecourt with paving slabs and plant beds with mature shrubs and a fenced boundary.

Rear- An enclosed yard with outdoor lighting.

## **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

999 Years from 28/06/1890- £2.90 annual ground rent.

Parking - On Stree

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – no visible risks

Accessibility/Adaptations – No adaptations made

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

## **Publishing**

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## **Viewings on Brochure**

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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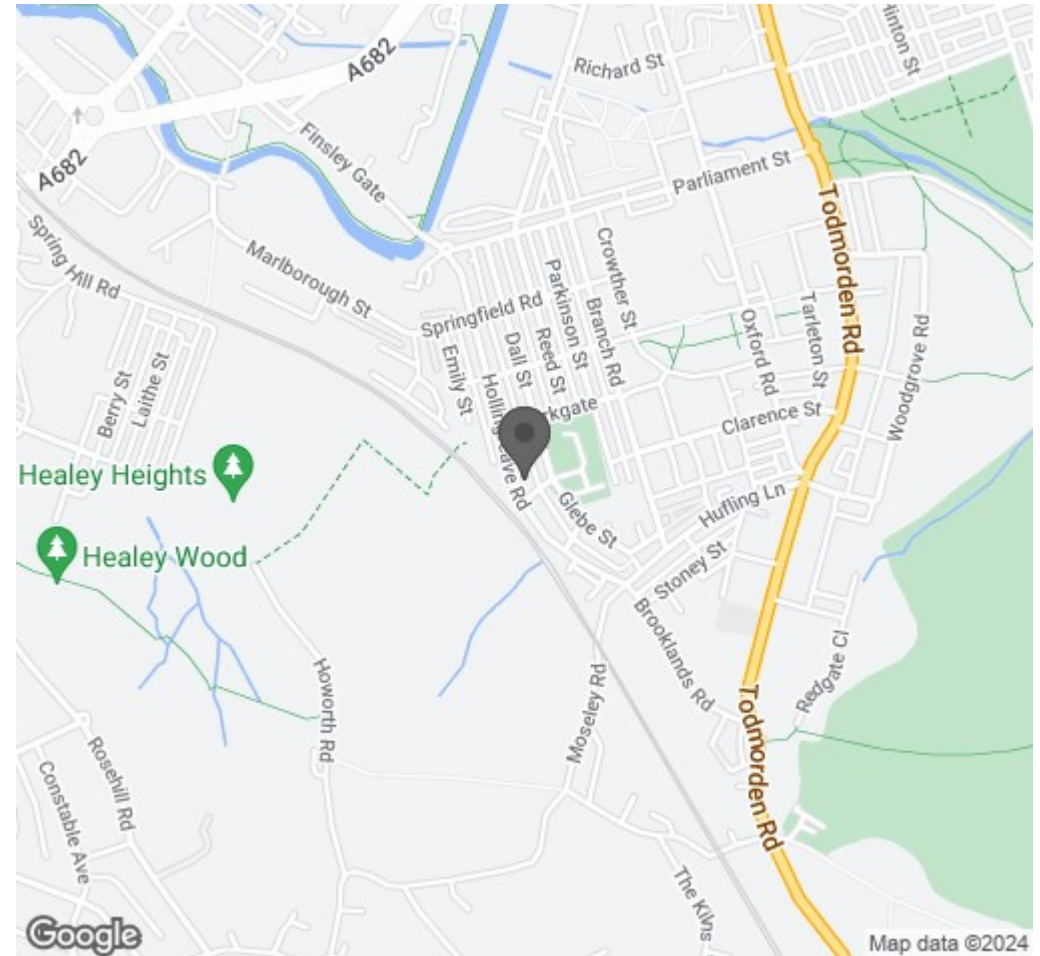




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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

75.43 m<sup>2</sup>

811.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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