



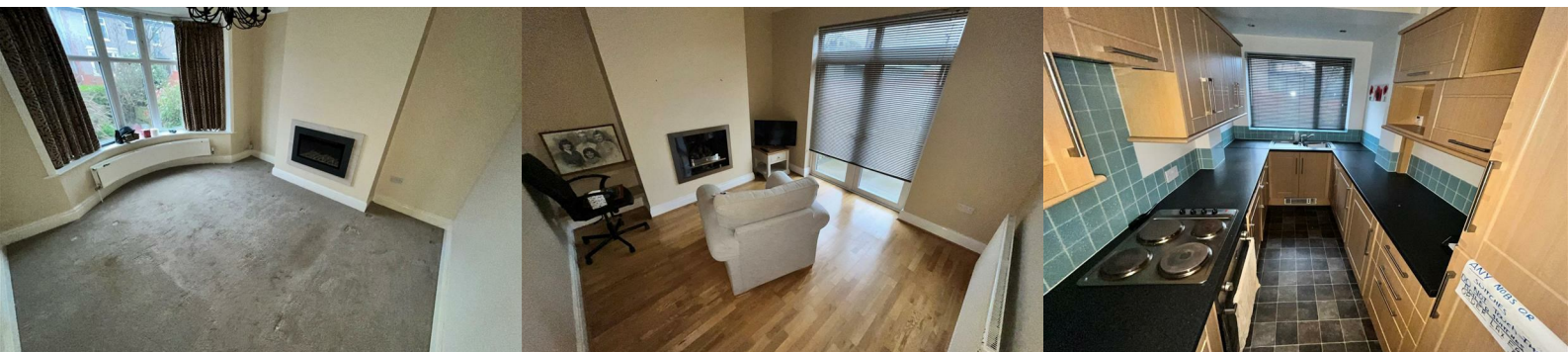
9 Second Avenue

Church, Accrington, BB5 5EJ

£189,950



A Mature Three Bedroom Extended Semi-detached house offering great living accommodation throughout with the potential for further extension. Lovely plot size with gardens to the front and rear with good size driveway offering ample off road parking which leads to the Attached Garage with electric up and over door. The layout includes: Entrance Hallway with stairs to the first floor, Lounge with Bay window, Separate Sitting Room/Dining Room with French doors leading to the rear garden. Extended Fitted Kitchen with integrated Fridge and Freezer. Door from the hallway to the attached garage which is prime for extra living space. First Floor, Landing, Three Bedrooms and Three Piece Shower Room. Warmed by Gas Central Heating and upVC Double Glazing. No onward chain this is a superb opportunity. Good plot size with Driveway to the Attached Garage and enclosed rear lawn garden.



Entrance Hallway
UPVC Main Door. Central Heating Radiator. Stairs to the First Floor. Access to the Attached Garage. Laminate Floor.

Lounge 14'22 into bay x 12'20 (4.27m into bay x 3.66m)
UPVC Bay Window and Central Heating Radiator. Modern Wall Mounted Gas Fire with Driftwood Effect.

Sitting Room 10'44 x 12'20 (3.05m x 3.66m)
UPVC Double Glazed French Doors Leading to the Rear Garden. Central Heating Radiator. Laminate Floor. Wall Mounted Gas Fire.

Kitchen 12'23 x 6'86 (3.66m x 1.83m)
UPVC Double Glazed Window. Fitted Wall and Base Units with Complimentary Work Surfaces. Electric Oven and Hob. Integrated Fridge and Freezer. Baxi Boiler.

First Floor

Landing
UPVC Double Glazed Window. Spindle Ballustrade.

Bedroom One 14'05 into bay x 11'57 (4.39m into bay x 3.35m)
UPVC Double Glazed Bay Window and Central Heating Radiator.

Bedroom Two 10'35 x 11'43 (3.05m x 3.35m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Three
UPVC Double Glazed Bay Window and Central Heating Radiator.

Shower Room
UPVC Double Glazed Window and Ladder Style Radiator. Three Piece Suite including Semi- Recess Wash Basin with Vanity Unit and Concealed Cistern WC. Corner Walk in Shower Enclosure. Fully Tiled Walls.

Garage 20'86 x 8'41 (6.10m x 2.44m)
Electric Up and Over Door. Power and Light UPVC Door to the Rear Garden.

External
Walled Front Garden with Block Paved Driveway to the Attached garage. Enclosed Rear Garden and Paved Patio.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

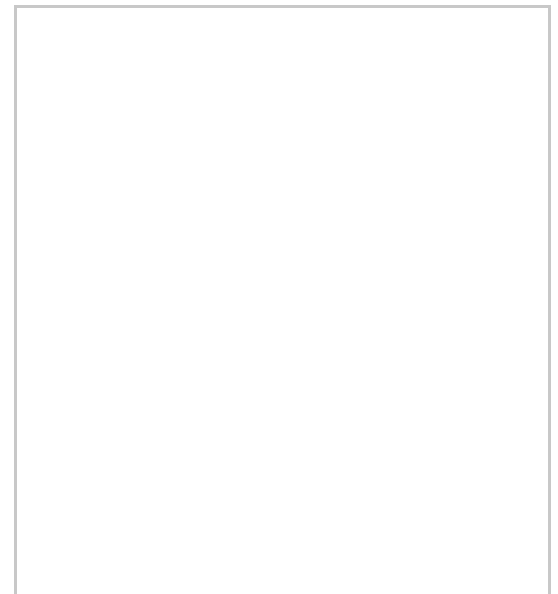
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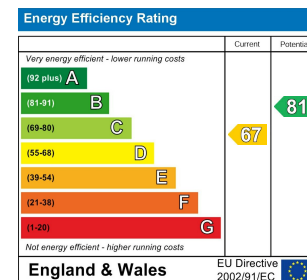
Area Map



Floor Plans



Energy Efficiency Graph



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