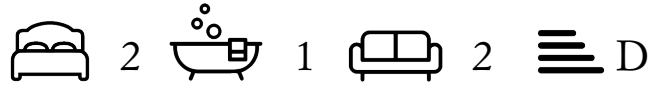




15 Cleveleys Road

, Accrington, BB5 5ET

Offers Over £199,950



****A Fabulous Extended Mature Two Bedroom Semi-Detached Bungalow **** with the bonus of Two Additional Attic Rooms, larger than your average property situated in a superb location close to local amenities. The layout comprises: Entrance Porch, Sitting Room with French Doors, Inner Hallway, Lounge, Two Double Bedrooms, Fully Fitted Kitchen with appliances and Three Piece White Bathroom Suite. Staircase from the hallway to the Two Attic Rooms which are ideal for office space. Warmed by Gas Central Heating and uPVC Double Glazing. Spacious plot size with off road parking, Garage and good size rear garden area. **NO CHAIN DELAY**



Entrance Porch
UPVC Door. Tiled Floor.

Sitting Room 14'58 x 14'37 (4.27m x 4.27m)
UPVC Double Glazed Window to the Front of the Property. UPVC Double Glazed Window to the Rear along with Patio Doors Leading out to the Rear Garden. Two Central Heating Radiators.

L-Shaped Inner Hallway
Central Heating Radiator. Staircase to the Two Converted Attic Rooms.

Lounge 16'18 x 12'13 (4.88m x 3.66m)
UPVC Bay Window and Central Heating Radiator. Marble Finish Fire Surround with Inset and Hearth. Fitted Gas/Coal Effect Fire.

Kitchen 13'85 x 9'47 max (3.96m x 2.74m max)
UPVC Double Glazed Bay Window and Central Heating Radiator. Cream High Gloss Fitted Wall and Base Units with Complimentary Worksurfaces and Tile Surrounds. Belling Gas Hob, Elecetic Double Oven and Canopy Style Hood. Intergrated Fridge/Freezer and Dishwasher. UPVC Door to the Rear Garden.

Rear Porch
UPVC Double Glazed Window and UPVC Door the the Rear Garden.

Bedroom One 11'76 x 12'11 (3.35m x 3.94m)
UPVC Double Glazed Window and Central Heating Radiator. Storage Cupboard.

Bedroom Two 13'94 x 9'55 (3.96m x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom
UPVC Double Glazed Window and Ladder Style Radiaitor. Three Piece White Suite comprising of Closed Cistern WC and Vanity Unit with Semi-Recess Wash Basin. Panelled Bath with Mira Shower and Screen.

Attic Room One 10 0 x 10'11 (3.05m 0.00m x 3.33m)
Velux Window and Central Heating Raditor.

Attic Room Two 6'9 x 6'20 (2.06m x 1.83m)
Velux Window and Central Heating Raditor.

Additional Area 11'36 x 10'13 (3.35m x 3.05m)
Velux Window and Eaves Storage.

External
Spacious frontage with Mature shrubs, Block paved Driveway to the attached Garage. Well stocked mature Rear enclosed garden with patio area.

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.

Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

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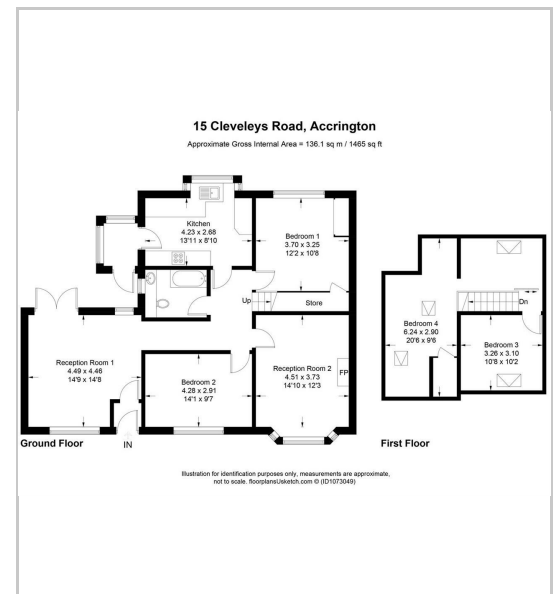
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Area Map



Floor Plans



Energy Efficiency Graph

