



# 423 Manchester Road

, Accrington, BB5 2QF

£130,000

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A Superb Two Bedroom Semi-Detached Style House with the bonus of above average plot to include and spacious side garden, enclosed rear yard and GARAGE. Internally the layout comprises: Entrance with stairs to the first floor, Lounge with Double Doors to the Dining Kitchen. Two Piece Cloakroom and Two Rear Porch's. First Floor, Landing, Two Double Bedrooms and Three Piece Shower Room. Warmed by Gas Central Heating and uPVC Double Glazing. Situated in a sought after location of Baxenden close to the Motorway Links, schools and amenities. No Chain and Realistically priced to attract early interest.





Entrance Hall  
UPVC Door. Central Heating Radiator. Stairs to the First Floor.

Lounge 11'81 x 15'95 (3.35m x 4.57m)  
UPVC Double Glazed Window and Central Heating Radiator.

Dining Kitchen 14'87 x 11'3 (4.27m x 3.43m)  
UPVC Double Glazed Window and Central Heating Radiator. Wall and Base Units. Breakfast Bar.

Cloakroom  
Two Piece Suite Comprising of Sink with Vanity Unit and WC.

Rear Porch 1  
Baxi Boiler

Rear Porch 2  
Two UPVC Doors and Door to the Garage. Electric Wall Heater.

First Floor  
Landing

Bedroom One 11,90 x 14'33 (3.35m,27.43m x 4.27m)  
UPVC Double Glazed Window and Central Heating Radiator. Built in Wardrobe.

Bedroom Two 13'56 x 8'13 (3.96m x 2.44m)  
UPVC Double Glazed Window and Central Heating Radiator.

Shower Room  
UPVC Double Glazed Window and Ladder Style Radiator. Three Piece Suite Comprising of Walk in Double Shower Base Shower, Wash Basin and WC. Fully Tile Walls and Laminate Flooring. Airing Cupboard.

External  
Elevated Frontage with Steps Leading to the Side Garden Elevation with Well Stocked Shurbs and Plants. Rear Yard and Garage with Access Via the Rear Porch.

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.

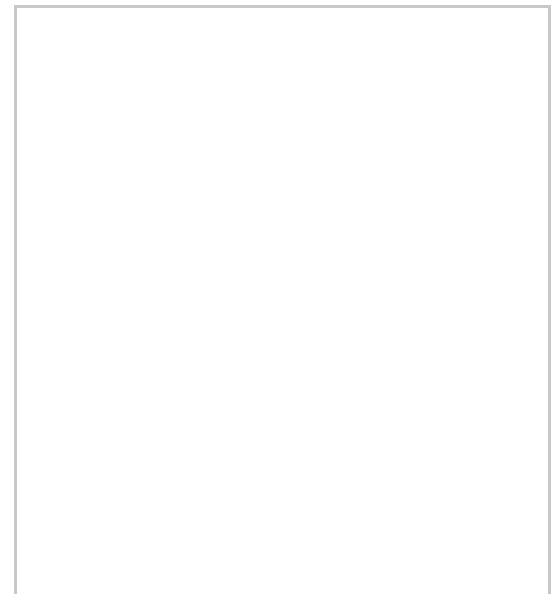
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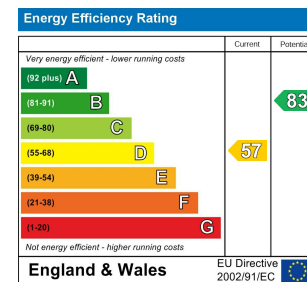
## Area Map



## Floor Plans



## Energy Efficiency Graph



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