



## 9 Ascot Way

, Accrington, BB5 2AH

Offers Over £190,000



A Fantastic Four/Five Bedroom Mature Semi-Detached Dormer Bungalow with Gardens, Driveway and Garage, the property is situated in a highly sought after residential area of Accrington close to local amenities, schools and bus routes. The layout comprises: Entrance Porch, Fitted Kitchen and Lounge. Inner Hallway with stairs to the first floor Bedrooms. Two Bedrooms to the Grounds Floor and Three Piece Bathroom. First Floor, Three Bedrooms. Lawned front and rear gardens with Gated Driveway to the Garage. No Chain and not to be missed.



Entrance Porch  
Three UPVC Double Glazed Windows and Composite Front Door.

Kitchen 13'34 x 6'35 (3.96m x 1.83m)  
UPVC Double Glazed Window and UPVC Door to the Driveway. Fitted Wall and Base Units with Worksurfaces and Tile Surrounds.

Lounge 16'07 x 12'13 (5.05m x 3.66m)  
UPVC Double Glazed Window and Central Heating Radiator. Stone Fireplace with Fitted Gas/Coal Effect Fire.

Inner Hall  
Stairs to Dormer Bedroom

Bedroom One 12'35 x 8'92 (3.66m x 2.44m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 9'52 x 9'76 (2.74m x 2.74m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom  
UPVC Double Glazed Window and Central Heating Radiator. Three Piece Suite Comprising of Panelled Bath, Wash Basin and WC.

First Floor

Landing  
Central Heating Radiator.

Bedroom Three 10'77 x 11'15 (3.05m x 3.35m)  
UPVC Double Glazed Window to the Side Elevation and Central Heating Radiator. Fitted Wardrobes.

Bedroom Four 9'99 x 7'94 (2.74m x 2.13m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Five 10'11 x 7'59 (3.33m x 2.13m)  
UPVC Double Glazed Window and Central Heating Radiator.

External  
Lawned front garden with Gated Driveway to the Garage and enclosed rear garden 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.

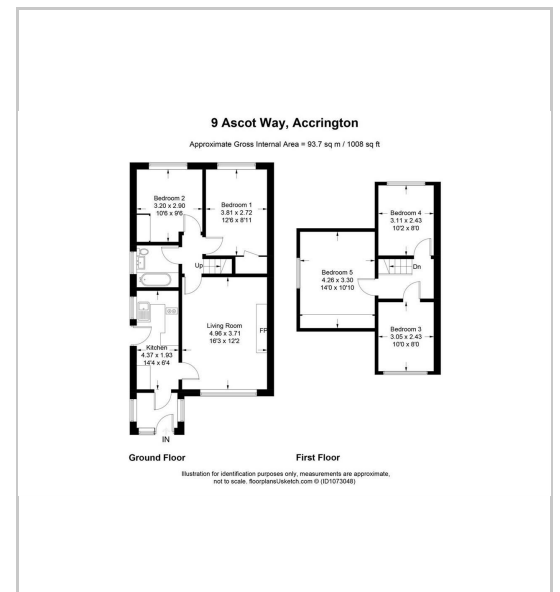
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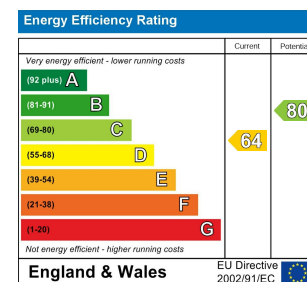
## Area Map



## Floor Plans



## Energy Efficiency Graph



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