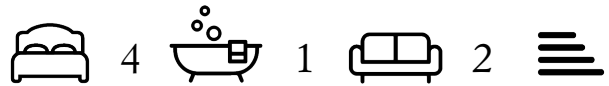




# 164 Water Street

, Accrington, BB5 6QU

Asking Price £129,950



A Superb Four Bedroom Family Size Terrace House which is Immaculately presented throughout, the fantastic layout comprises: Entrance Hallway, Two Good Size Reception Rooms and Fitted White High Gloss Kitchen. First Floor, Three Bedrooms, Four Piece Bathroom suite with Jacuzzi style bath and walk in shower. Staircase to the the Fully Converted Attic Fourth Bedroom with great storage. Enclosed Neat resin yard with store/workshop with power and light. Warmed by Gas Central Heating and uPVC Double Glazing. Envidable location close to the Town Centre, Coppice and Schools making this a sought after family home.



**Hallway**

Central Heating Radiator. Stairs to the First Floor.

**Front Lounge** 10'5 x 11'87 (3.18m x 3.35m)

UPVC Double Glazed Window and Central Heating Radiator.

**Rear Lounge** 14'05 x 12'35 (4.39m x 3.66m)

UPVC Double Glazed Window and Central Heating Radiator. Media Wall with Feature Electric Log Effect Fire. Understairs Storage. Laminate Floor.

**Kitchen** 7'74 x 8'22 (2.13m x 2.44m)

UPVC Double Glazed Window. White High Gloss Wall and Base Units with Complimentary Work Surfaces and Tile Effect Splashbacks. Gas Hob, Electric Oven and Canopy Filter Hood. Inset Sink with Mixer Tap. Plumbed for Washing Machine. Laminate Floor. UPVC Door to Rear.

**First Floor**

**Landing**

Staircase to the Fourth Attic Bedroom.

**Bedroom One** 8'88 x 8'58 (2.44m x 2.44m)

UPVC Double Glazed Window and Central Heating Radiator.

**Bedroom Two** 7'10 x 9'87 (2.39m x 2.74m)

UPVC Double Glazed Window and Central Heating Radiator.

**Bedroom Three** 8'77 x 5'43 plus storage area (2.44m x 1.52m plus storage area)

UPVC Double Glazed Window and Central Heating Radiator.

**Bathroom**

UPVC Double Glazed Window and Ladder Style Central Heating Radiator. Four Piece White Suite Comprising of Jacuzzi style Bath, Corner Walk in Shower, Wash Basin and WC. Fully Tiled Walls.

**Bedroom Four/ Attic Bedroom** 39'4",272'3" x 32'9"52'5" (12,83 x 10'16)

Two Roof Velux Double Glazed Window and Central Heating Radiator. Eaves Storage Offering Lots of Storage.

**External**

Enclosed Rear Yard with Resin Floor and Outbuilding/Workshop with Power and Light.

**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.

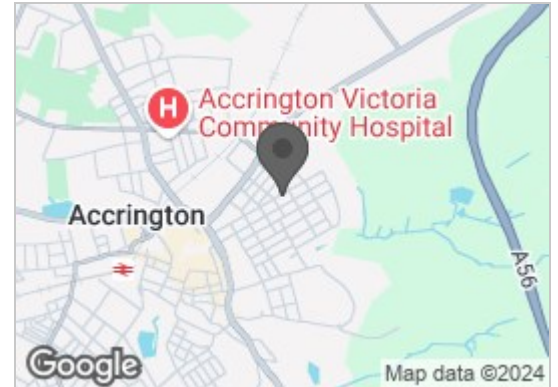
**Disclaimer 3**

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

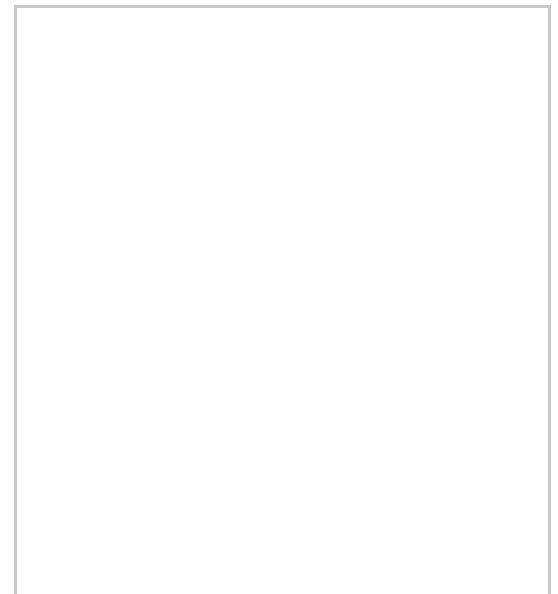
**Can we help..**

**THINKING OF SELLING?** For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

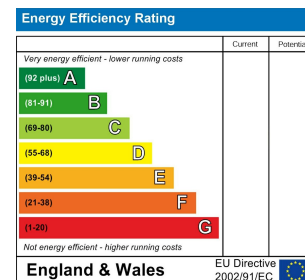
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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