



# 1a Pilot Street

, Accrington, BB5 5AH

Offers In The Region Of £129,950



A Fantastic Two Bedroom Modern Mews House built 2018, situated in a sought after location close to Schools and Amenities this is not to be missed. The stunning property comprises: Entrance, Lounge with Spindle Staircase, Dining Room Open Plan to the Fully Fitted Kitchen and Two Piece Cloakroom. First Floor, Landing, Two Double Bedrooms and Four Piece Bathroom Suite. Walled Front Garden with Wrought Iron Railings and Rear Yard. with parking.



**Entrance**

Open Plan Entrance. UPVC Door. Laminate Floor. Staircase to the First Floor.

Lounge 12'28 x 9'94 x 6'45 (3.66m x 2.74m x 1.83m)

UPVC Double Glazed Window and Central Heating Radiator. Staircase to First Floor. Laminate Floor.

**Cloakroom**

UPVC Double Glazed Window and Central Heating Radiator. Two Piece Suite Comprising of Wash basin and WC. Laminate Floor.

Dining Room 13'01 x 12'92 (3.99m x 3.66m)

UPVC Double Glazed Window and Central Heating Radiator Open Plan to the Fitted Kitchen.. Laminate Floor.

Kitchen 8'11 x 6'26 (2.72m x 1.83m)

UPVC Double Glazed Window and Central Heating Radiator. Modern Fitted White High Gloss Wall and Base Units with Complimentary Work Surfaces. Electric Oven, Gas Hob and Filter Hood. UPVC Door to rear. Laminate Floor. Central Heating Boiler. Plumbing for Washing Machine.

**First Floor**

**Landing**

Spindle Ballustrade. Central Heating Radiator.

Bedroom One 12'92 x 9'88 (3.66m x 2.74m)

UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 12'93 x 9'87 (3.66m x 2.74m)

UPVC Double Glazed Window and Central Heating Radiator.

**Bathroom**

UPVC Double Glazed Window and Ladder Style Radiator. Four Piece Modern Suite Comprising of Enclosed Shower, Panelled Bath, Wash Basin and WC.

**External**

Walled Front Garden with Wrought Iron Railings and Rear Yard.

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

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

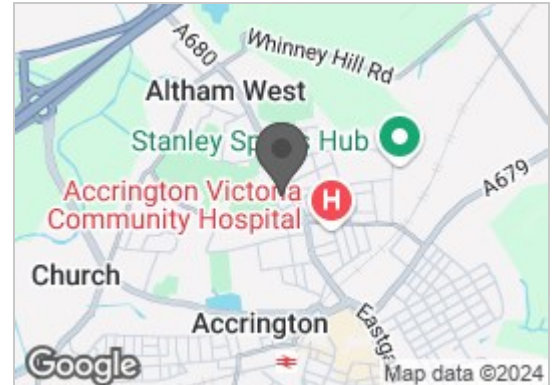
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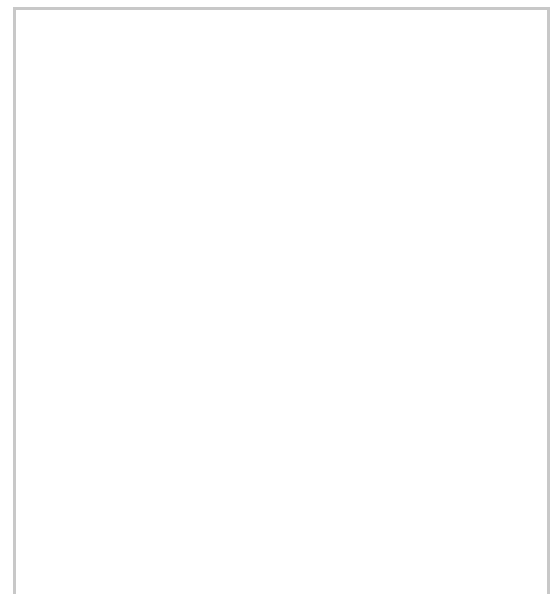
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

