



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whalley Road, Accrington, BB5 1BS

£200,000

AN OUTSTANDING FAMILY HOME

Having been presented and maintained beautifully throughout with an abundance of indoor space, no chain delay and a complete blank canvas, this enviable four bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With modern fixtures and fittings, four generously sized bedrooms and fantastic open plan living space, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, shower room, contemporary fitted kitchen diner and staircase to the first floor. The kitchen leads through to a utility room which leads on to a conservatory. The first floor comprises of doors on to four bedrooms and bathroom. Externally there is an enclosed yard and courtyard to the rear. To the front there is a garden.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Whalley Road, Accrington, BB5 1BS

£200,000



- Spacious Mid Terraced Property
- Complete Blank Canvas
- Close to Local Amenities
- EPC Rating D
- Four Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Contemporary Fitted Kitchen
- Original Features
- Council Tax Band C

Ground Floor

Entrance Vestibule

4'10 x 4'3 (1.47m x 1.30m)

Composite front door, coving, dado rail, wood effect flooring and hardwood single glazed frosted door to hall.

Hall

31'10 x 5'4 (9.70m x 1.63m)

Central heating radiator, coving, spotlights, smoke detector, corbel, picture rail, wood effect flooring, doors to reception room two, kitchen/dining room, shower room, understairs storage and stairs to first floor.

Reception Room One

17'4 x 13'8 (5.28m x 4.17m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, tiled fireplace, television point and bifold doors to reception room two.

Reception Room Two

14'1 x 13'2 (4.29m x 4.01m)

UPVC double glazed window, central heating radiator, coving and picture rail.

Shower Room

7'1 x 6'8 (2.16m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, vanity top wash basin with mixer tap, dual flush WC, double direct feed starburst shower enclosed, tiled elevation, spotlights, extractor fan and tiled flooring.

Kitchen/Dining Room

20'11 x 10'10 (6.38m x 3.30m)

Two UPVC double glazed windows, upright central heating radiator, range of wood effect wall and base units, granite effect surfaces, tiled splashbacks, composite sink with high spout spring mixer tap, space for oven, integrated extractor hood, integrated under unit downlights, spotlights, smoke detector, tiled flooring and hardwood door to utility.

Utility

9'4 x 7'11 (2.84m x 2.41m)

Hardwood single glazed window, polycarbonate roof, space for washing machine and dryer, tiled flooring, open to conservatory and hardwood single glazed door to courtyard.

Conservatory

11'7 x 8'7 (3.53m x 2.62m)

Hardwood single glazed window, polycarbonate roof, ceiling fan, tiled flooring and hardwood single glazed patio doors to rear.

First Floor

Landing

25'10 x 6'9 (7.87m x 2.06m)

Spotlights, coving, smoke detector, over stairs storage, loft access, doors to four bedrooms and bathroom.

Bedroom One

14'2 x 13'2 (4.32m x 4.01m)

UPVC double glazed window, central heating radiator, cornice coving and fitted wardrobes.

Bedroom Two

14'1 x 11'9 (4.29m x 3.58m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

10'11 x 9'11 (3.33m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

10'8 x 6'9 (3.25m x 2.06m)

UPVC double glazed window, central heating radiator and extractor fan.

Bathroom

7'7 x 7'3 (2.31m x 2.21m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and direct feed shower, integrated low cupboard, tiled elevation and wood effect flooring.

Exterior

Rear

Enclosed courtyard and rear yard.

Front

Patio garden with bedding areas.



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