



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 PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(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 1BX Offers In The Region Of £165,000

THE PERFECT FAMILY HOME!

Bursting with potential and offering an abundance of indoor space, this fantastic three bedroom bay fronted terraced property is being proudly welcomed to the market in the sought after location of Accrington. Benefitting from a converted cellar, three generously sized bedrooms and no chain delay, this property is the perfect family home or investment opportunity, truly not to be missed! A stones throw away from all local amenities, bus routes, local schools and network links to Burnley, Blackburn and major motorway links. The property has the potential to be the perfect family home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, kitchen and staircases to the lower ground floor and first floor. The lower ground floor benefits from two spacious converted cellar rooms with the first cellar room leading on to a kitchen and WC. The first floor comprises of doors on to three generously sized bedrooms and a five piece bathroom. Externally, there is an enclosed garden to the rear with artificial lawn and garden to the front with artificial lawn and bedding areas.

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

# Whalley Road, Accrington, BB5 1BX

## Offers In The Region Of £165,000



- Impressive Mid Terraced Property
- Added Cellar Rooms
- Gardens to Front and Rear
- EPC Rating E
- Three Bedrooms
- Blank Canvas
- Tenure Leasehold
- Five Piece Bathroom
- Bursting with Potential
- Council Tax Band B

### Ground Floor

#### Entrance Vestibule

4'11 x 3'10 (1.50m x 1.17m)

UPVC double glazed frosted front door, coving, dado rail and hardwood single glazed frosted door to hall.

#### Hall

26'4 x 6'7 (8.03m x 2.01m )

Central heating radiator, coving, corbel, wood effect laminate flooring, doors leading to two reception rooms, kitchen, door to stairs to lower ground floor and stairs to first floor.

#### Reception Room One

17'3 x 12'8 (5.26m x 3.86m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, two feature wall lights, gas fire and television point.

#### Reception Room Two

15'1 x 10'1 (4.60m x 3.07m )

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire and television point.

#### Kitchen

13'9 x 8'6 (4.19m x 2.59m )

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect surfaces, tiled splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrated electric oven with ring gas hob and extractor hood, space for fridge and washing machine, integrated boiler, PVC to ceiling, tiled effect lino flooring and UPVC door to rear.

### Lower Ground Floor

#### Hall

18'8 x 3'2 (5.69m x 0.97m )

Open to two cellar rooms.

#### Cellar Room One

15'11 x 14'4 (4.85m x 4.37m )

UPVC double glazed window, gas fire, spotlights, television point, direct feed shower enclosed and open to kitchen.

#### Kitchen

12'8 x 7'11 (3.86m x 2.41m )

Integrated electric oven with four ring gas hob, stainless steel sink and drainer with mixer tap, wood effect lino flooring, open to WC and UPVC door to rear.

#### WC

4'3 x 3'7 (1.30m x 1.09m)

UPVC double glazed frosted window, dual flush WC, tiled elevations and wood effect lino flooring.

#### Cellar Room Two

13'1 x 10 (3.99m x 3.05m )

Meter cupboard.

### First Floor

### Landing

8'7 x 6'6 (2.62m x 1.98m )

Central heating radiator, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

15'1 x 10'3 (4.60m x 3.12m )

UPVC double glazed window and central heating radiator.

#### Bedroom Two

14'7 x 9'8 (4.45m x 2.95m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

16'2 x 7 (4.93m x 2.13m)

UPVC double glazed window and central heating radiator.

#### Bathroom

13'9 x 8'6 (4.19m x 2.59m )

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, bidet, electric feed shower enclosed, corner panel bath with mixer tap and rinse head, tiled elevations, integrated low cupboard and wood effect lino flooring.

### Exterior

#### Rear

Enclosed yard with paving and artificial lawn.

#### Front

Garden with paving and artificial lawn.

