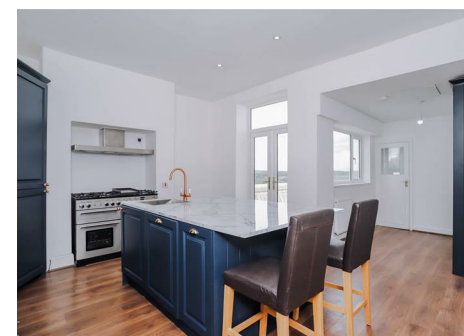




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (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.

## Dill Hall Lane, Church, BB5 4DR

### Offers Over £160,000

AN EXCEPTIONAL MID TERRACED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and neutral decoration, this enviable three bedroom bay fronted terraced property is being proudly welcomed to the market in the sought after location of Church. With stunning canal views, modern fixtures and fittings and no chain delay, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner and staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads on openly to a utility room and out to the rear. The utility room leads on to an inner hallway which guides you on to a WC. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally, there is a tiered yard with canal views and outbuilding. To the front there is a stone chip courtyard.

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



# Dill Hall Lane, Church, BB5 4DR

## Offers Over £160,000



- Immaculate Mid Terraced Property
- Updated to Highest Standard Throughout
- Enclosed Yard to Rear
- EPC Rating D
- Three Bedrooms
- Contemporary Fitted Kitchen
- Tenure Leasehold
- Four Piece Bathroom
- Neutral Decoration
- Council Tax Band A

### Ground Floor

#### Entrance Vestibule

4'3 x 3'5 (1.30m x 1.04m )

UPVC double glazed frosted front door, coving to ceiling, meter cupboard, original tiled flooring and door to hall.

#### Hall

10'10 x 3'5 (3.30m x 1.04m )

Central heating radiator, coving to ceiling, corbel, smoke detector, wood effect laminate flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

#### Reception Room

14'11 x 11'7 (4.55m x 3.53m )

UPVC double glazed bay window, central heating radiator, coving to ceiling, stone fireplace, television point and wood effect laminate flooring.

#### Kitchen/Dining Area

15'5 x 12'9 (4.70m x 3.89m)

Range of wall and base units, marble effect worktops, stainless steel inset sink with mixer tap, four door Rangemaster with seven ring gas hob and integrated extractor hood, integrated Zanussi microwave, integrated fridge freezer, dishwasher and wine cooler, integrated breakfast bar and pantry with understairs storage, spotlights, wood effect laminate flooring, open to utility and UPVC double glazed French doors to rear.

#### Utility

8'11 x 7'4 (2.72m x 2.24m )

UPVC double glazed window, central heating radiator, range of wall and base units, marble effect worktops, integrated Main Eco combi boiler, space for fridge and freezer, storage hatch, wood effect laminate flooring and hardwood single glazed door to inner hall.

#### Inner Hall

3'6 x 2'9 (1.07m x 0.84m)

UPVC double glazed frosted window, feature wall light, wood effect laminate flooring and door to WC.

#### WC

4'1 x 2'9 (1.24m x 0.84m)

Dual flush WC, PVC to ceiling and wood effect lino flooring.

### First Floor

#### Landing

15'5 x 5'4 (4.70m x 1.63m )

Smoke detector, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

11'10 x 8'8 (3.61m x 2.64m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'3 x 9'1 (3.12m x 2.77m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'10 x 6'5 (3.61m x 1.96m )

UPVC double glazed window and central heating radiator.

#### Bathroom

10'3 x 6 (3.12m x 1.83m)

UPVC double glazed window, central heating radiator, rolltop bath with mixer tap and rinse head, direct feed rainfall shower enclosed with rinse head, vanity top wash basin with traditional taps, dual flush WC, PVC panelled elevations, PVC panel to ceiling, spotlights and tiled effect lino flooring.

#### Exterior

#### Rear

Tiered decked yard with paving and outbuilding.

#### Front

Stone chip courtyard.

