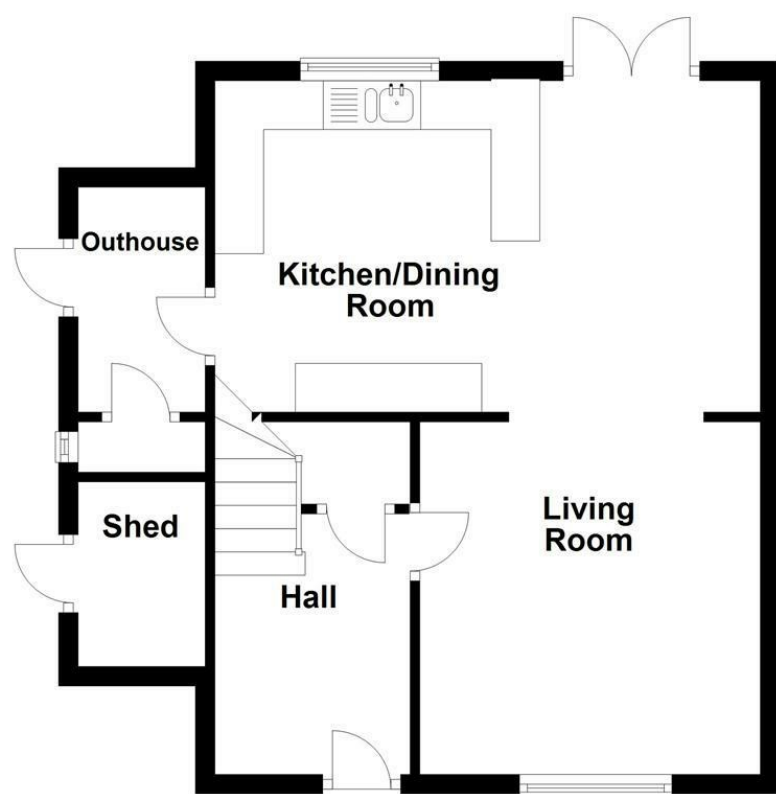
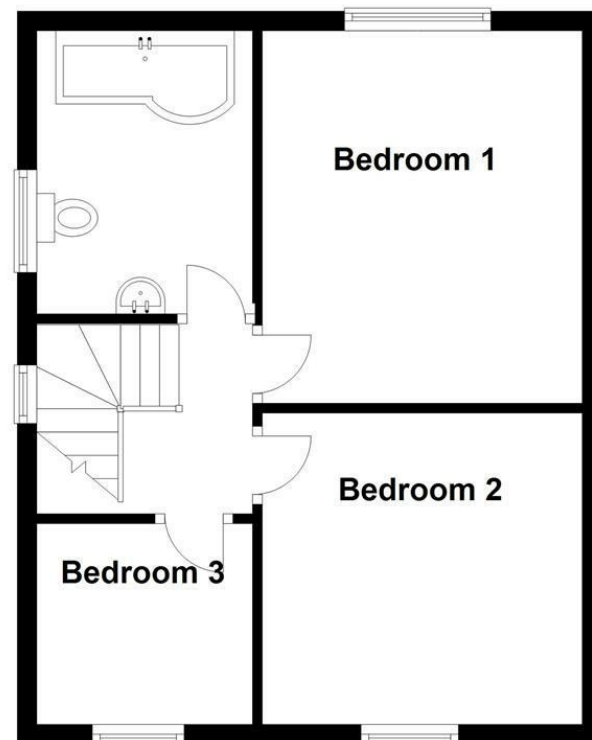


Ground Floor



First Floor



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			
(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.

## Lowergate Road, Huncoat, BB5 6LN

### Asking Price £195,000

GORGEOUSLY SITUATED SEMI-DETACHED HOME WITH AN ENVIABLE GARDEN AND VIEWS!

Beautifully presented and offering enviable views, this well situated three bedroom semi-detached home is being proudly welcomed to the market in the town of Accrington. This property offers easy access to the town centre, is in catchment to well regarded schools and in close proximity to convenient amenities. This property is also well located for popular bus links and commuter routes. Boasting three bedrooms, a three piece bathroom suite as well as a living room, a fitted kitchen/ dining room and a gorgeous enclosed garden, this home is perfect for a small family or couple looking to upsize.

This property comprises briefly: entrance into the hallway with stairs leading to the first floor and doors providing access to the living room and storage. The living room is open to the bright kitchen diner. From there, there are doors providing access to an outhouse and rear garden. From the first floor, there are doors providing access to three bedrooms and a three piece bathroom suite. Externally, this property offers a spacious laid to lawn garden with multiple bedding areas, paved areas and sheds for storage.

For further information, or to arrange any viewings, please contact the Accrington team.



# Lowergate Road, Huncoat, BB5 6LN

## Asking Price £195,000



- Stunning Fitted Kitchen
- EPC To Be Confirmed
- Rural Views
- Spacious Rear Garden
- Council Tax Band A
- Freehold Property
- Beautifully Maintained
- Three Bedrooms
- On Road Property

### Ground Floor

#### Hall

12'05 x 5'11 (3.78m x 1.80m )

Central heating radiator, wood effect floor, stairs to the first floor, doors to the storage and living room.

#### Living Room

13'04 x 12'08 (4.06m x 3.86m )

UPVC double glazed window with fitted blinds, central heating radiator, coving, gas fire with granite hearth, television point, wood effect floor, open to kitchen / dining room.

#### Kitchen / Dining Room

18'09 x 10'02 (5.72m x 3.10m )

UPVC double glazed window with fitted blinds, central heating radiator, gloss wall and base units, laminate worktops, LAMONA oven with four ring gas hob and extractor hood, integrated, LAMONA composite one and a half sink with drainer and mixer taps, integrated microwave, integrated washing machine, integrated drier, integrated fridge/freezer, integrated wine fridge, spotlights, part tiled elevations, wood effect floor, door to rear garden and outhouse.

#### Outhouse

11'09 x 4'08 (3.58m x 1.42m )

Wood single glazed frosted window, laminate worktops, plumbing for washing machine, dryer and rear yard,

### First Floor

#### Landing

7'06 x 6'11 (2.29m x 2.11m )

UPVC double glazed window with fitted blinds, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom Two

11'02 x 8'11 (3.40m x 2.72m )

UPVC double glazed window with fitted blinds, central heating radiator, fitted wardrobes.

#### Bedroom One

12'01 x 8'11 (3.68m x 2.72m )

UPVC double glazed window with fitted blinds, central heating radiator.

#### Bathroom

8'00 x 7'07 (2.44m x 2.31m )

UPVC double glazed frosted window with fitted blinds, central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, L-shape bath with mixer taps with main feed shower, spotlights, part tiled elevations, tiled floor.

#### Bedroom Three

8'04 x 8'03 (2.54m x 2.51m )

UPVC double glazed window with fitted blinds, central heating radiator.

#### Externally

Enclosed laid to lawn garden, paved areas, bedding area, shed.



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