

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
89	95
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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## Whitewell Road, Accrington, BB5 6DA

### £290,000

A FULLY RENOVATED BUNGALOW SOLD WITH NO CHAIN DELAY

Having undergone a full transformation from top to bottom with the highest quality finish, stylish decoration and no detail missed, this exceptional two bedroom semi detached property is being proudly welcomed to the market in the sought after location of Accrington. Not overlooked from the front and benefitting from stunning landscaped south facing gardens, open plan living space and modern fixtures and fittings, this property is the perfect home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well network links to Burnley, Blackburn and major motorway links. Having recently had a full renovation and being stripped back to brick, this property is the perfect home for any small family or couple ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to an impressive open plan kitchen living space, double bedroom, shower room and utility room. The open plan kitchen living space boasts modern wall and base units, integrated appliances and leads openly on to a garden room. The utility room houses a staircase to the first floor. The first floor comprises of a door on to the second bedroom. Externally there is a beautifully landscaped, south facing garden to the rear with laid to lawn, paving, bedding and decking areas, as well as access on to a detached garage. To the front there is a pebbled garden with slate paving, off road parking and access to the garage.

Viewings are essential! For further information or to arrange a viewing please call our Accrington office at your earliest convenience.

# Whitewell Road, Accrington, BB5 6DA

£290,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating B
- Off Road Parking With Driveway Leading To A Detached Garage
- Exceptional Two Bedroom Detached Bungalow With Viewing Essential
- Ideal Home For A Small Family Or Couple Ready To Move Into
- Open Plan Contemporary Kitchen And Living Space Leading To A Garden Room
- Extensive Landscaped South Facing Garden To The Rear And Not Overlooked To The Front
- Easy Access To Local Amenities

## Ground Floor

### Entrance

Composite double glazed frosted door to porch.

### Porch

7'6 x 4'9 (2.29m x 1.45m)

Two UPVC double glazed windows with integrated shutter blinds, spotlights, meter cupboard, slate effect vinyl flooring and oak door to hall.

### Hall

12'9 x 8'5 (3.89m x 2.57m)

Upright central heating radiator, spotlights, smoke alarm, slate effect vinyl flooring, oak doors to open reception room/kitchen, shower room, bedroom one and utility room.

### Open Plan Reception Room/Kitchen

23'8 x 13'11 (7.21m x 4.24m)

UPVC double glazed window, Velux window, three upright central heating radiators, exposed beams, exposed brick and wood panelling, spotlights, range of black soft close wall and base units, solid walnut surface, integrated electric Hisense oven with four ring Schott Ceran Hotpoint induction hob and ceiling hanging extractor hood, composite one and a half sink and drainer with high spout spring mixer tap, integrated Neff microwave and fridge, breakfast bar, television point and open to garden room.

### Garden Room

12'10 x 11'4 (3.91m x 3.45m)

Aluminium double glazed window, Velux window, upright central heating radiator, wood effect laminate flooring, Aluminium double glazed bi fold door to rear.

### Utility Room

10'11 x 7'8 (3.33m x 2.34m)

Central heating radiator, range of black base units, Beach worktop, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, spotlights, under stairs storage, UPVC double glazed frosted door to rear and staircase with feature wood panelling to first floor.

### Bedroom One

12'3 x 12'3 (3.73m x 3.73m)

UPVC double glazed window, central heating radiator and spotlights.

### Shower Room

8'2 x 8 (2.49m x 2.44m)

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

## First Floor

### Landing

3'11 x 3'7 (1.19m x 1.09m)

Oak door to bedroom two.

## Bedroom Two

16'3 x 12'7 (4.95m x 3.84m)

Two Velux windows and upright central heating radiator.

## External

### Front

Pebbled garden with slate paving, off road parking and access to detached garage.

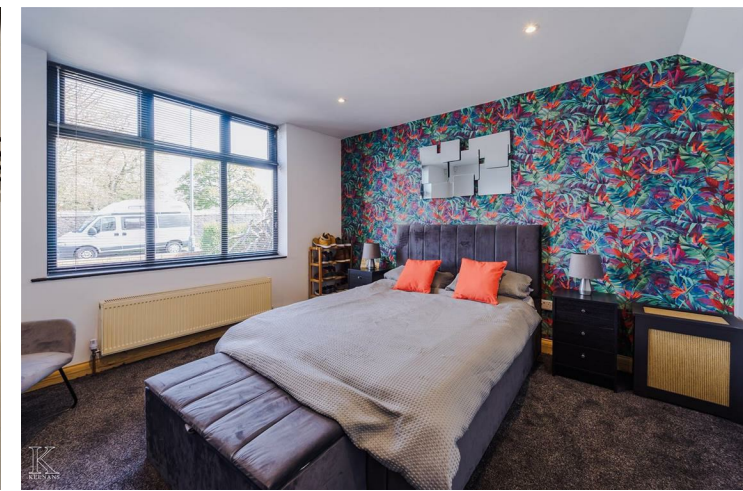
### Rear

Laid to lawn South facing garden with raised slate chipping bedding areas, decking, tiered slate paved patio area with a glass balustrade, green house, storage shed, mature shrubs and access to garage.

### Garage

18'11 x 9'5 (5.77m x 2.87m)

Hard wood double garage doors.



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