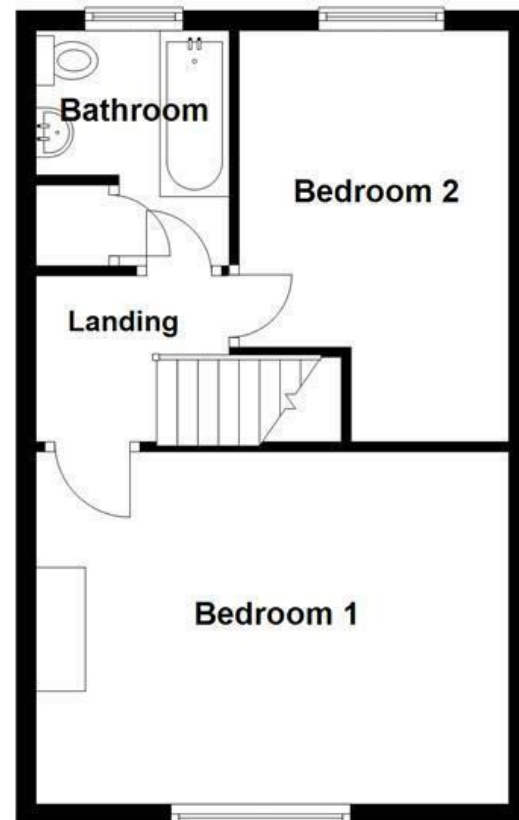
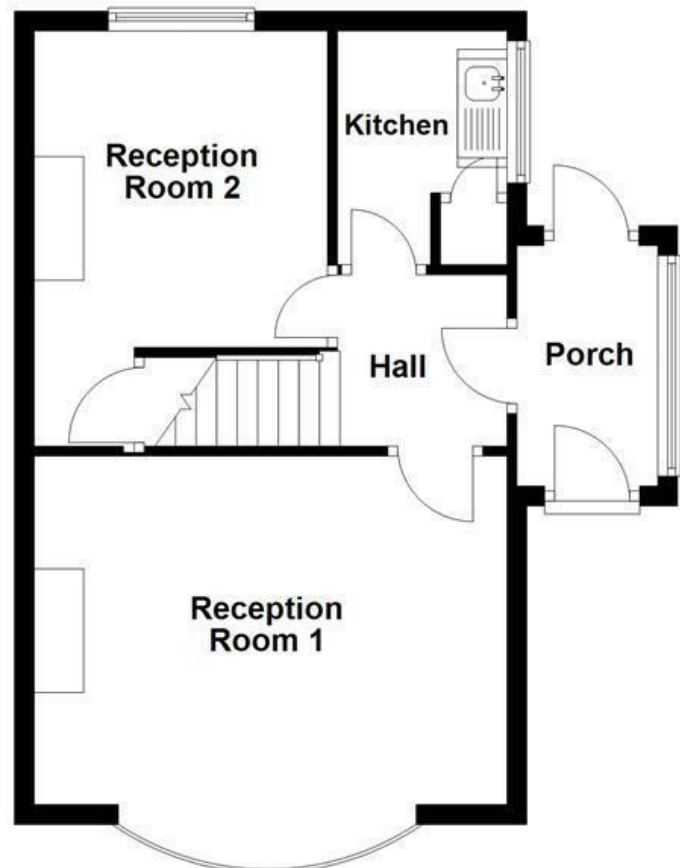


Ground Floor

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	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		40
(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, Accrington, BB5 4DS

### £140,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor and outdoor space, no chain delay and bursting with potential, this enviable two double bedroom semi detached property is being proudly welcomed to the market in the sought after location of Church. With stunning views, enviable gardens and a complete blank canvas, this property is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance porch leads through to a hallway and out to the rear. The hallway guides you through to two spacious reception rooms, kitchen and staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom suite. Externally, there is an enclosed garden to the rear with laid to lawn, paving and bedding areas. To the front there is a laid to lawn garden with paving and bedding areas.

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



# Dill Hall Lane, Accrington, BB5 4DS

£140,000



- Semi Detached Property
- Spacious Interiors
- Gardens to Front and Rear
- EPC Rating E
- Two Bedrooms
- No Chain Delay
- Tenure TBC
- Three Piece Bathroom
- Complete Blank Canvas
- Council Tax Band B

## Ground Floor

### Entrance Porch

7'11 x 4'8 (2.41m x 1.42m)

UPVC double glazed frosted front door, UPVC double glazed window, feature wall light, polycarbonate roof, tiled flooring, hardwood dingle glazed frosted door to hall and UPVC double glazed door to rear.

### Hall

5'8 x 5'8 (1.73m x 1.73m )

Central heating radiator, coving to ceiling, picture rail, doors leading to two reception rooms, kitchen and stairs to first floor.

### Reception Room One

15'8 x 13'2 (4.78m x 4.01m )

UPVC double glazed bow bay window, central heating radiator, coving to ceiling, gas fire with tiled hearth and television point.

### Reception Room Two

13'9 x 9'8 (4.19m x 2.95m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and understairs storage.

### Kitchen

7'9 x 5'8 (2.36m x 1.73m)

UPVC double glazed window, central heating radiator, range of wall and base units, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for oven and fridge, plumbing for washing machine and tiled effect lino flooring.

## First Floor

### Landing

6'5 x 5'6 (1.96m x 1.68m)

Loft access, picture rail, doors leading to two bedrooms and bathroom.

### Bedroom One

15'8 x 10'11 (4.78m x 3.33m )

UPVC double glazed window, central heating radiator and coving to ceiling.

### Bedroom Two

15'8 x 10'11 (4.78m x 3.33m)

UPVC double glazed window, central heating radiator and coving to ceiling.

### Bathroom

7'10 x 6'5 (2.39m x 1.96m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps, coving to ceiling and integrated linen cupboard.

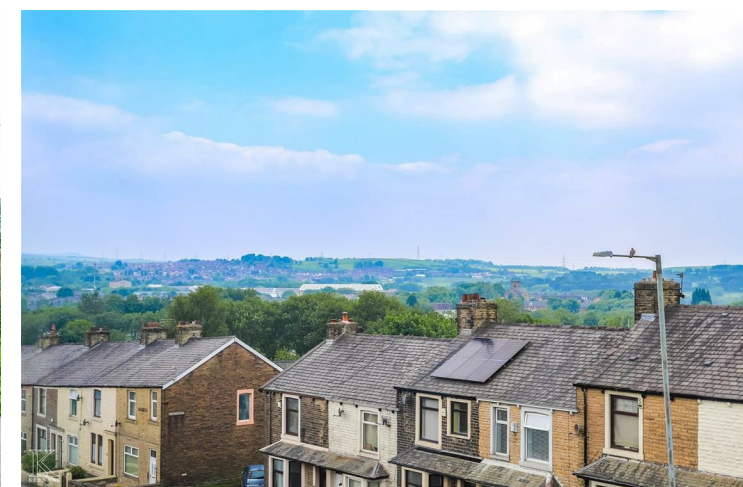
## Exterior

### Rear

Enclosed garden with laid to lawn, paving, mature shrubbery and bedding.

## Front

Laid to lawn garden with paving mature shrubbery and bedding.



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