



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			86
(81-91) B		72	
(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.

## St. James's Mews, Accrington, BB5 4JR

### Offers Over £140,000

AN EXCEPTIONAL FAMILY HOME WITH ENVIABLE CANAL VIEWS

Having been presented and maintained beautifully throughout with spacious rooms, breath-taking views and no chain delay, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Church on a popular estate. With panoramic views overlooking Leeds Liverpool canal, stunning gardens and a double driveway, this property is complete blank canvas for any growing family to put their own stamp on! 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 porch leads through to a hallway. The hallway guides you through to a spacious reception room and staircase to the first floor. The reception room leads openly on to a dining area which provides access on to a contemporary fitted kitchen and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas, as well as stunning countryside and canal views. To the front there is a double driveway.

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

# St. James's Mews, Accrington, BB5 4JR

## Offers Over £140,000



- An Exceptional End Terraced Property
- Panoramic Countryside And Canal Views
- Off Road Parking
- Council Tax Band B
- Three Bedrooms
- No Chain Delay
- EPC Rating C
- Open Plan Living Space
- Neutral Decoration
- Leasehold

### Ground Floor

#### Entrance

UPVC double glazed leaded door to the porch.

#### Porch

4 x 2'11 (1.22m x 0.89m)

UPVC double glazed leaded window, wood cladding to the ceiling, tiled flooring, UPVC double glazed frosted door to the hallway.

#### Hallway

4'10 x 3'5 (1.47m x 1.04m)

Central heating radiator, coving, door to the reception room, staircase to the first floor.

#### Reception Room

14'1 x 12'9 (4.29m x 3.89m)

UPVC double glazed leaded window, central heating radiator, coving, smoke alarm, dado rail, gas fire with granite effect hearth and surround, television point, two feature wall lights, under stairs storage cupboard, open arch to the dining area.

#### Dining Area

8'10 x 7'6 (2.69m x 2.29m)

Central heating radiator, dado rail, door to the kitchen, UPVC double glazed sliding door to the rear.

#### Kitchen

9'4 x 8'10 (2.84m x 2.69m)

UPVC double glazed window, a range of cream gloss wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dryer, integrated boiler, tiled effect lino flooring.

### First Floor

#### Landing

9'11 x 6'2 (3.02m x 1.88m)

Loft access, smoke alarm, over stairs storage cupboard, doors to three bedrooms and bathroom.

#### Bedroom One

11'8 x 10'9 (3.56m x 3.28m)

UPVC double glazed window, central heating radiator, television point.

#### Bedroom Two

10'9 x 10'1 (3.28m x 3.07m)

UPVC double glazed window, central heating radiator, television point.

#### Bedroom Three

7'11 x 6 (2.41m x 1.83m)

UPVC double glazed window, central heating radiator.

### Bathroom

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

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a low basin WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and direct feed shower, tiled elevations, extractor fan, lino flooring.

### External

#### Front

Laid to lawn garden with a block paved double driveway.

#### Rear

Enclosed laid to lawn garden with paving, bedding, timber storage shed and canal views.

