



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			85
(81-91) B			
(69-80) C		71	
(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.

## Roundhill View, Accrington, BB5 2SS

### £155,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with impressive gardens, open plan living space and no chain delay, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Rising Bridge. With stunning views, neutral decoration and being a complete blank canvas, this property is the perfect family home to put your own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The reception room leads openly on to a second living space. The first floor comprises of doors on to three generously sized bedrooms, bathroom and WC. Externally there is a fantastic laid to lawn garden with paving and bedding areas to the rear and laid to lawn garden to the front with paved areas.

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



# Roundhill View, Accrington, BB5 2SS

£155,000



- End Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Bathroom With Seperate WC
- Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: A

## Ground Floor

### Entrance Hall

11'8 x 6'8 (3.56m x 2.03m)

UPVC double glazed front door, UPVC double glazed window, central heating radiator, smoke alarm, under stairs storage, wood effect laminate flooring, doors to reception room, kitchen and stairs to first floor.

### Reception Room One

12'10 x 12'10 (3.91m x 3.91m)

UPVC double glazed window, central heating radiator, gas fire, TV point and open to reception room two.

### Reception Room Two

9'11 x 9'10 (3.02m x 3.00m)

Integrated shelving, wood effect laminate flooring, door to kitchen and UPVC double glazed patio doors to rear.

## Kitchen

12'3 x 9'9 (3.73m x 2.97m)

UPVC double glazed window, central heating radiator, coving, panelled wall and base units, marble effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, storage cupboard and tiled effect lino flooring.

## First Floor

### Landing

8'6 x 5'11 (2.59m x 1.80m)

UPVC double glazed window, loft access, smoke alarm, storage cupboard containing Glow-Worm boiler, doors to three bedrooms, bathroom and WC.

### Bedroom One

13'8 x 11'5 (4.17m x 3.48m)

UPVC double glazed window, central heating radiator and TV point.

### Bedroom Two

13'8 x 11'4 (4.17m x 3.45m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bedroom Three

8'10 x 8'2 (2.69m x 2.49m)

UPVC double glazed window, central heating radiator and over stairs storage.

## Bathroom

5'8 x 5'1 (1.73m x 1.55m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, wood panelled bath with electric feed shower and rinse head, tiled elevations and wood effect lino flooring.

## WC

5'1 x 2'8 (1.55m x 0.81m)

UPVC double glazed frosted window, dual flush WC and wood effect lino flooring.

## External

### Front

Laid to lawn garden, paving and access to outbuilding.

### Rear

Enclosed tiered garden with paving, stone chip bedding areas and laid to lawn areas.

