



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			82
(81-91) B			
(69-80) C		69	
(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.

## Manchester Road, Accrington, BB5 2RG

### Offers Over £140,000

SPACIOUS AND WELL PRESENTED HOME NOT TO BE MISSED

Welcome to this charming property located on Manchester Road in Accrington! This delightful house offers a perfect blend of space and modernity, making it an ideal home for anyone looking for comfort and style.

As you step inside, you'll be greeted by a well-presented interior that exudes warmth and elegance. The spacious layout provides ample room for all your living needs, whether you're relaxing with family or entertaining guests.

Situated on a private plot, this home offers a sense of tranquillity and privacy, with no overlooking homes to disturb your peace. You can enjoy your own little oasis away from the hustle and bustle of the outside world.

Convenience is key with this property, as it offers easy access to local amenities, ensuring that everything you need is just a stone's throw away. Additionally, its location provides a short drive to the motorway network, making commuting a breeze for those who need to travel for work or leisure.

Contact our Accrington branch to arrange a viewing and start your journey today!

# Manchester Road, Accrington, BB5 2RG

## Offers Over £140,000



- Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Spacious Reception Rooms
- Enclosed Rear Yard
- Council Tax Band A

### Ground Floor

#### Vestibule

4'1 x 3'3 (1.24m x 0.99m)

UPVC entrance door, picture rail, cornice coving, dado rail and door to hall.

#### Hall

14'1 x 3'3 (4.29m x 0.99m)

Cornice coving, corbels, picture rail, dado rail, stairs to first floor and doors to two reception rooms.

#### Reception Room One

14'10 x 10'11 (4.52m x 3.33m)

UPVC double glazed window, central heating radiator, cornice coving, corbels, picture rail, gas fire with granite surround, granite mantle and TV point.

#### Reception Room Two

14'5 x 13'11 (4.39m x 4.24m)

UPVC double glazed window, central heating radiator, picture rail, log burner with stone surround, wood mantle, door to kitchen and door to stairs for cellar.

#### Kitchen

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

UPVC double glazed window, gloss wall and base units, laminate worktops, integral single oven, four ring electric hob, extractor fan, glass and tile splash back, stainless steel sink with draining board and mixer tap, plumbed for washing machine, space for fridge freezer and door to rear.

### Lower Ground Floor

#### Cellar

18' x 14'7 (5.49m x 4.45m)

Hardwood single glazed frosted window, central heating radiator and tiled floor.

### First Floor

#### Landing

11'7 x 7'8 (3.53m x 2.34m)

Doors to three bedrooms and family bathroom.

#### Bedroom One

11'4 x 7'10 (3.45m x 2.39m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

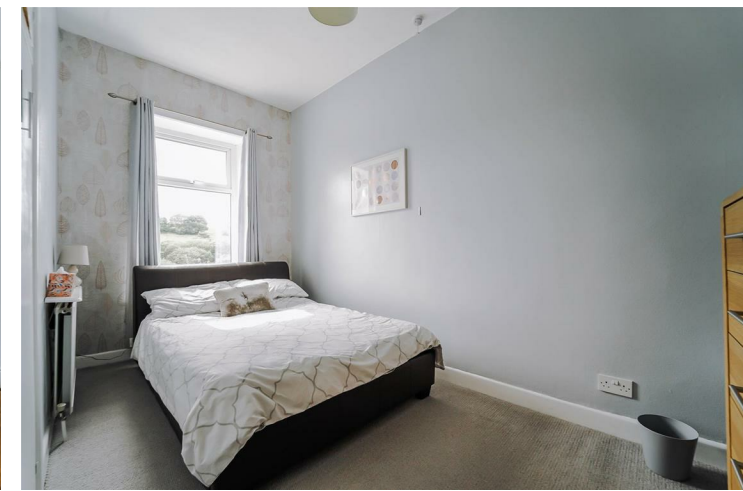
14'9 x 6'3 (4.50m x 1.91m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Three

14' x 10'3 (4.27m x 3.12m)

UPVC double glazed window, central heating radiator and storage.



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