



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

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## Whalley Road, Accrington, BB5 5AD

### £249,950

A MAGNIFICENT AND SPACIOUS FOUR-BEDROOM END TERRACED FAMILY HOME

Nestled on Whalley Road in the charming town of Accrington, this Victorian end of terrace family home is a true gem waiting to be discovered. Boasting a deceptively spacious layout set over three floors, this property offers ample space with three reception rooms and four bedrooms, making it perfect for a growing family.

As you step inside, you'll be greeted by a home filled with traditional character features that add a touch of elegance and charm. The large cellar provides additional storage space, ensuring that you have room for all your belongings without compromising on living space.

Conveniently located close to local amenities, schools, and the Accrington Victoria Hospital, this property offers both comfort and practicality. Whether you're looking to relax in one of the spacious reception rooms or unwind in one of the four bedrooms, this home provides the perfect backdrop for creating lasting memories with your loved ones.

Don't miss out on the opportunity to make this end terrace house your own and experience the warmth and character it has to offer.

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# Whalley Road, Accrington, BB5 5AD

£249,950



- Tenure Leasehold
- On Street Parking
- Three Reception Rooms
- Boasting Original Features
- Council Tax Band E
- Spacious End Terraced Property
- Ideal Family Home With Viewing Essential
- EPC Rating TBC
- Four Bedrooms
- Set Over Three Floors

## Ground Floor

### Entrance

Hard wood double glazed door with frosted window to vestibule.

### Vestibule

5'11 x 5'4 (1.80m x 1.63m)

Cornice coving, wood panelled elevation, encaustic tiled floor and door to hall.

### Hall

25'4 x 6'4 (7.72m x 1.93m)

Central heating radiator, cornice coving, corbels, picture rail, stairs to first floor, doors to reception room one, reception room two, reception room three and doors to stairs to lower ground floor.

### Reception Room One

14'11 x 4'10 (4.55m x 1.47m)

Hard wood double glazed bay window, central heating radiator, ceiling rose, ornate plaster moulded ceiling, cornice coving, picture rail, electric fire set within a tiled surround and wood mantel.

### Reception Room Two

15'11 x 13'10 (4.85m x 4.22m)

Hard wood double glazed window, central heating radiator, cornice coving, picture rail, living flame gas fire with tiled surround and wood mantel and hard wood double glazed door to rear.

### Reception Room Three

13'10 x 12' (4.22m x 3.66m)

Hard wood double glazed window, central heating radiator, ceiling rose, picture rail, radiant fire, fitted storage and door to further hall.

### Further Hall

3'7 x 3'3 (1.09m x 0.99m)

Wood effect flooring, door to WC and door to kitchen.

### WC

8'2 x 3'4 (2.49m x 1.02m)

Hard wood double glazed window with secondary glazing, central heating radiator, dual flush WC, wall mounted wash basin, spotlights, extractor fan and wood effect flooring.

### Kitchen

12' x 10'3 (3.66m x 3.12m)

Hard wood double glazed window, central heating radiator, range of panelled wall and base units, laminate work tops, oven with four ring gas hob, tiled splash back and extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine and dryer, space for fridge freezer, spotlights, telephone point, wood effect flooring and door to lean to.

### Lean To

12'11 x 11'4 (3.94m x 3.45m)

Hard wood single glazed window, corrugated plastic roof, door to rear and open to three storage rooms.

### Lower Ground Floor

Landing, door to cellar room and storage.

## Cellar

14'10 x 14'8 (4.52m x 4.47m)

Fuse box and electric meter.

## Storage Room

8'8 x 5'4 (2.64m x 1.63m)

## First Floor

### Landing

Skylight, central heating radiator, cornice coving, fitted storage, doors to four bedrooms, bathroom and door to WC.

### Bedroom One

15'11 x 14'1 (4.85m x 4.29m)

Hard wood double glazed window, central heating radiator, cornice coving and picture rail.

### Bedroom Two

14'10 x 13'4 (4.52m x 4.06m)

Hard wood double glazed window, cornice coving, central heating radiator and picture rail.

### Bedroom Three

12'8 x 8'3 (3.86m x 2.51m)

Hard wood double glazed window, central heating radiator, picture rail, loft hatch and fitted wardrobes.

### Bedroom Four

10' x 7'1 (3.05m x 2.16m)

Double glazed hard wood window, central heating radiator, picture rail and cornice coving.

### WC

8'3 x 3'6 (2.51m x 1.07m)

Hard wood double glazed frosted window, low bowl WC and loft hatch.

### Bathroom

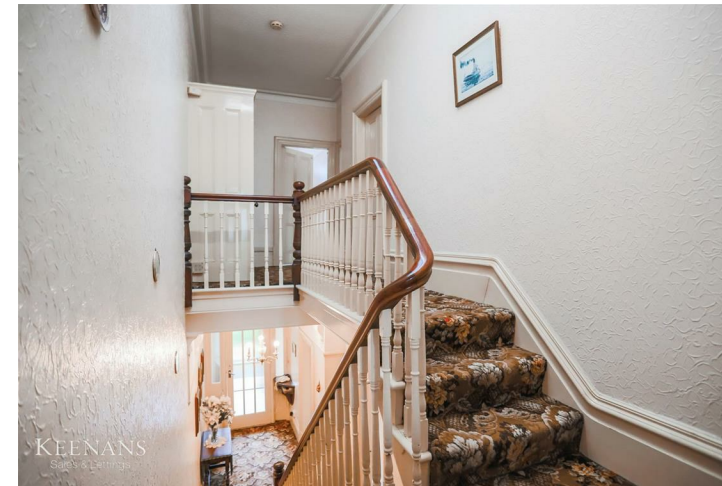
12' x 10'1 (3.66m x 3.07m)

Hard wood double glazed frosted window, central heating radiator, pedestal wash basin, panelled bath, direct feed shower enclosure, coving and storage cupboard with boiler.

### External

### Front

Enclosed laid to lawn garden space with rockery, bedding areas, mature shrubs/hedges, tarmac pathway and stone steps leading to the front entrance door.



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