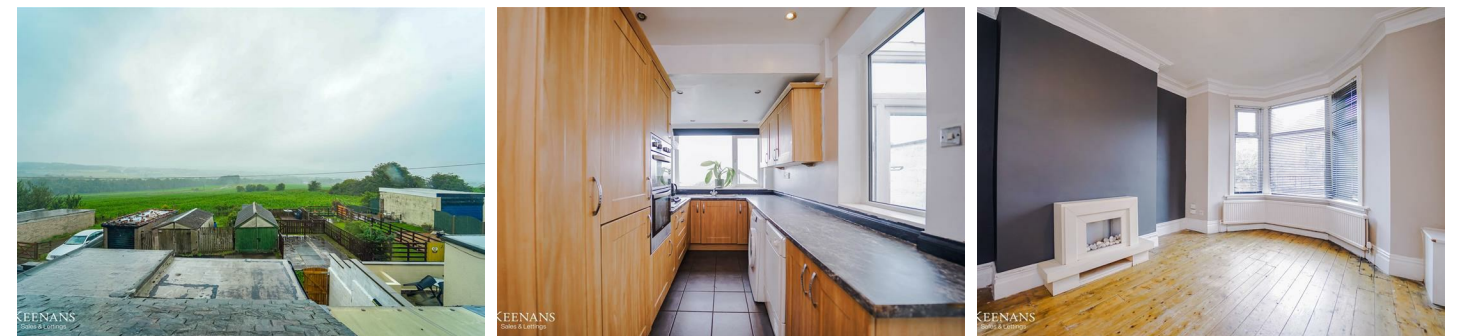




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	78
(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.

Dill Hall Lane, Church, BB5 4DR

£145,000

AN IMPRESSIVE MID TERRACED PROPERTY

Offering breath-taking views, spacious rooms and no chain delay, this exceptional three bedroom bay fronted terraced property is being proudly welcomed to the market in the sought after location of Church. With neutral decoration, added loft conversion/bedroom three with building regs and being a complete blank canvas, this property is the perfect home for any buyer 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 hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room guides you through to a fitted kitchen. The kitchen benefits from integrated appliances and leads on to a rear porch. The first floor comprises of doors on to two bedrooms, bathroom and staircase on to the attic conversion which has previously been used as a third bedroom. Externally there is an enclosed paved yard with bedding areas to the rear. To the front there is a paved garden.

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

Dill Hall Lane, Church, BB5 4DR

£145,000



- Tenure Leasehold
- On Street Parking
- Three Bedrooms
- Bursting With Potential
- Council Tax Band B
- No Chain Delay
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Mid Terraced Property
- Viewing Essential

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4'4 x 3'5 (1.32m x 1.04m)

Coving, dado rail, wood panelled elevation, meter cupboard, original tiled floor and hard wood single glazed frosted door to hall.

Hall

10'1'10 x 3'5 (31.04m x 1.04m)

Central heating radiator, coving, corbel, smoke alarm, hard wood flooring, doors to two reception rooms and stairs to first floor.

Reception Room One

15' x 11'7 (4.57m x 3.53m)

UPVC double glazed bay window, central heating radiator, coving, open coal fire with tiled hearth, under stairs storage, hard wood flooring and door to kitchen.

Kitchen

15'9 x 6'11 (4.80m x 2.11m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven, with five ring gas hob and extractor hood, integrated fridge freezer, plumbed for washing machine and dryer, spotlights, tiled floor and hard wood single glazed door to rear porch.

Rear Porch

8'9 x 7'9 (2.67m x 2.36m)

UPVC double glazed window, polycarbonate roof, stone flag floor and UPVC double glazed French doors to rear.

First Floor

Landing

10' x 6' (3.05m x 1.83m)

Smoke alarm, over stairs storage, doors to two bedrooms, bathroom and door to stairs to second floor.

Bedroom One

15'5 x 11'11 (4.70m x 3.63m)

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

Bedroom Two

9'7 x 8'2 (2.92m x 2.49m)

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

Bathroom

9'7 x 6'10 (2.92m x 2.08m)

UPVC double glazed frosted window, central heating radiator, three piece suite, tiled panel bath with jets, mixer tap and direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, spotlights, integrated linen cupboard and tiled floor.

Second Floor

Loft Conversion/Bedroom Three

13'3 x 12'11 (4.04m x 3.94m)

Velux window, central heating radiator, integrated inset shelving and storage, smoke alarm.

External

Front

Paved garden.

Rear

Enclosed paved yard.



Tel: 01254389384

www.keenans-estateagents.co.uk