



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		69	81
(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 4DQ

### Offers Over £140,000

IMMACULATE MID TERRACED FAMILY HOME

Located on the charming Dill Hall Lane in Church, Accrington, this delightful terraced house is a perfect opportunity for those seeking a new home. Boasting two reception rooms, three bedrooms, and a three-piece bathroom, this property offers a comfortable and cosy living space.

The spacious interior provides a blank canvas for you to unleash your creativity and make this house truly your own. With an additional third bedroom, this home is ideal for a growing family or those in need of extra space.

Whether you're looking for your first home or a new investment, this property has the potential to become the perfect abode for you. Don't miss out on the chance to turn this house into your dream home in the heart of Accrington.

Contact our Accrington branch for more information or to arrange a viewing.

# Dill Hall Lane, Church, BB5 4DQ

## Offers Over £140,000



- Immaculate Mid Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Spacious Interiors Throughout
- Leasehold
- Three Piece Bathroom
- Complete Blank Canvas
- Council Tax Band: B

### Ground Floor

#### Entrance Vestibule

3'8 x 2'11 (1.12m x 0.89m)

UPVC double glazed frosted entrance door, coving and hardwood single glazed door to hall.

#### Hall

13'6 x 2'11 (4.11m x 0.89m )

Central heating radiator, cornice coving, corbels, stairs to first floor, doors to reception room and dining room.

#### Reception Room

13'11 x 12'3 (4.24m x 3.73m )

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, television point, coal effect gas fire with marble fireplace and wooden mantel.

#### Dining Room

13'10 x 12'3 (4.22m x 3.73m )

UPVC double glazed window, central heating radiator, coving, tiled hearth, open to kitchen and door to under stairs storage.

#### Kitchen

16'1 x 9'3 (4.90m x 2.82m )

UPVC double glazed window, aluminium double glazed window, central heating radiator, smoke alarm, spotlights, range of wall and base units, wood effect worktops, breakfast bar, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven with four burner gas hob and extractor fan, tiled splashback, integrated dishwasher, integrated fridge freezer, Main Eco boiler, tiled flooring and UPVC double glazed frosted glass door to rear.

### First Floor

#### Landing

17'10 x 6'2 (5.44m x 1.88m )

Loft access, smoke alarm, doors to three bedrooms and family bathroom.

#### Bedroom One

15'6 x 14'0 (4.72m x 4.27m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

13'10 x 9'0 (4.22m x 2.74m)

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

#### Bedroom Three

12'1 x 9'3 (3.68m x 2.82m )

Two UPVC double glazed window and central heating radiator.

#### Bathroom

8'4 x 6'2 (2.54m x 1.88m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with direct feed shower over, marble effect panel elevations, PVC clad ceiling and tiled effect vinyl flooring.

### External

#### Rear

Enclosed tiered decking and wooden shed.

#### Front

Paved path and stone chips.

