

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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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, Accrington, BB5 4DR

### £169,950

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor space and stylish decoration, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Church. With breath-taking views over the Leeds and Liverpool canal, stylish interior and modern fixtures and fittings, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Burnley 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 on to a contemporary fitted kitchen. The first floor comprises of doors on to two double bedrooms, a modern fitted family bathroom and staircase to the main bedroom. Externally there is an enclosed yard with paving areas and access on to off road parking.

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



# Dill Hall Lane, Accrington, BB5 4DR

£169,950



- An Immaculate Mid Terraced Property
- Neutral Decoration
- Access To Off Road Parking To Rear Of Property
- Council Tax Band A
- Three Double Bedrooms
- Spacious Rooms
- EPC Rating E
- Modern Fixtures And Fittings
- Fantastic Loft Conversion
- Leasehold

## Ground Floor

### Entrance

Composite double glazed frosted door to vestibule.

### Vestibule

4'3 x 3'5 (1.30m x 1.04m)

Coving to ceiling, meter cupboard and oak single glazed door to hall.

### Hall

10'8 x 3'5 (3.25m x 1.04m)

Central heating radiator, corbel coving, oak doors to two reception rooms and stairs to first floor.

### Reception Room One

15'0 x 11'2 (4.57m x 3.40m)

UPVC double glazed window, central heating radiator, coving to ceiling, integrated alcove storage and wood effect laminate flooring.

### Reception Room Two

15'1 x 12'10 (4.60m x 3.91m)

UPVC double glazed window, central heating radiator, spotlights, television point, gas fire, oak doors to understairs storage and kitchen.

### Kitchen

12'3 x 8'7 (3.73m x 2.62m)

UPVC double glazed window, range of grey panelled wall and base units, marble effect surfaces, tiled splashback, composite sink and drainer with mixer taps, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect lino flooring, UPVC double glazed frosted door to rear.

## First Floor

### Landing

10'0 x 6'11 (3.05m x 2.11m)

Central heating radiator, smoke detector, oak doors to two bedrooms and stairs to an additional bedroom.

### Bedroom Two

15'1 x 8'5 (4.60m x 2.57m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

12'11 x 8'3 (3.94m x 2.51m)

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

### Bathroom

9'3 x 6'3 (2.82m x 1.91m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, wall mounted wash basin with mixer taps, P shaped panel bath with direct feed rainfall shower and waterfall mixed taps, tiled elevations, spotlights, storage and tiled effect lino flooring.

## Second Floor

### Bedroom One

18'1 x 13'5 (5.51m x 4.09m)

Two velux windows, spotlights, television point, integrated storage and wood effect laminate flooring.

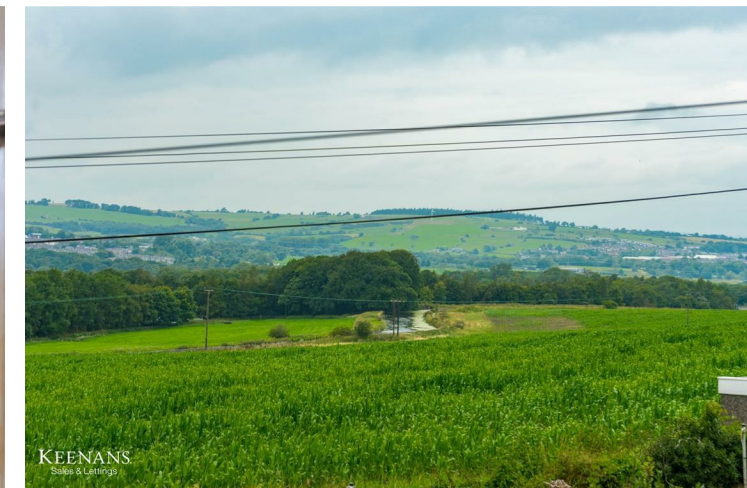
### External

#### Front

Enclosed paved courtyard.

#### Rear

Enclosed pave rear yard, outside water tap, storage and gate to shared access road with access to parking.



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