



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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Belgrave Street, Accrington, BB5 2SE

Offers Over £115,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, two double bedrooms and two living areas, this outstanding mid terraced property is being proudly welcomed to the market in the sought after location of Rising Bridge. With neutral decoration, added kitchen extension and situated within a desirable location, this property is the perfect first time home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale, Manchester 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 leads on to a fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear.

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

Belgrave Street, Accrington, BB5 2SE

Offers Over £115,000



- Mid Terrace Property
- Modern Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Perfect First Home
- Council Tax Band A

Ground Floor

Entrance Hall

15'9 x 3'3 (4.80m x 0.99m)

Composite double glazed frosted front door, central heating radiator, coving, wood effect laminate flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

12'3 x 9'7 (3.73m x 2.92m)

UPVC double glazed window, central heating radiator, coving and gas fire with granite effect hearth and surround.

Reception Room Two

16'3 x 13'0 (4.95m x 3.96m)

Central heating radiator, coving, gas fire with granite effect hearth and surround, television point, understairs storage, single glazed door to kitchen and UPVC double glazed French doors to rear.

Kitchen

7'7 x 6'2 (2.31m x 1.88m)

Range of panelled wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge, plumbing for washing machine, spotlights, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

9'1 x 6'4 (2.77m x 1.93m)

Central heating radiator, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

13'0 x 12'2 (3.96m x 3.71m)

UPVC double glazed window, central heating radiator, coving and spotlights.

Bedroom Two

15'10 x 6'5 (4.83m x 1.96m)

UPVC double glazed window, central heating radiator, coving, spotlights, over stairs storage with dryer and loft access with pull down ladder.

Bathroom

10'1 x 6'4 (3.07m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, integrated linen cupboard, coving, spotlights and tiled effect lino flooring.

External

Rear

Enclosed yard with Indian stone paving.



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