

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		62	
(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.

## Fairfield Street, Accrington, BB5 0LD

### Offers Over £170,000

AN ENVIABLE FAMILY HOME

Having undergone a full transformation with no details missed, this exceptional three bedroom true bungalow is being proudly welcomed to the market in the sought after location of Accrington. With beautifully landscaped wrap around gardens, high quality fixtures and fittings and neutral decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern fitted kitchen, three generously sized bedrooms and a modern bathroom. Externally there is a laid to lawn garden with paving and decking to the rear, as well as access to a fully equipped utility outbuilding. To the front there is a laid to lawn garden with paving and bedding areas.

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

# Fairfield Street, Accrington, BB5 0LD

## Offers Over £170,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band B
- Semi Detached Bungalow
- Ideal Family Home
- EPC Rating D
- Three Bedrooms
- Viewing Essential

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

11'5 x 11'3 (3.48m x 3.43m)

Central heating radiator, loft access, smoke alarm, air ventilator, wood effect laminate flooring, doors to reception room, kitchen, three bedrooms and bathroom.

#### Reception Room

13'10 x 13' (4.22m x 3.96m)

UPVC double glazed window, central heating radiator, two feature wall lights, cast iron multifuel burner with stone hearth and surround, oak mantle, integrated alcove storage, television point and wood effect laminate flooring.

#### Kitchen

9'4 x 8'7 (2.84m x 2.62m)

UPVC double glazed frosted box window, central heating radiator, range of white gloss wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, spotlights, extractor fan, wood effect laminate flooring and UPVC double glazed frosted door to rear.

#### Bedroom One

13'4 x 10'10 (4.06m x 3.30m)

UPVC double glazed window, central heating radiator, television point and wood effect laminate flooring.

#### Bedroom Two

10'10 x 8'6 (3.30m x 2.59m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bedroom Three

13'6 x 7'9 (4.11m x 2.36m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bathroom

10'4 x 8'3 (3.15m x 2.51m)

Two UPVC double glazed frosted windows, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, tiled elevation, extractor fan and wood effect laminate flooring.

#### External

##### Rear

Laid to lawn garden with paving, decking and utility cupboard.

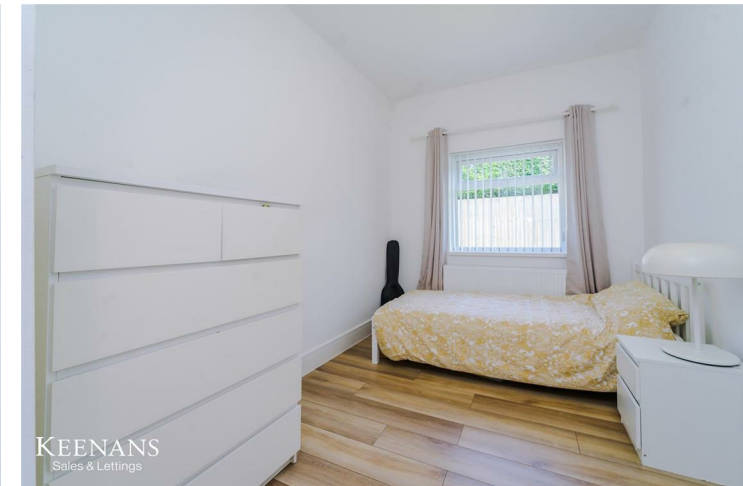
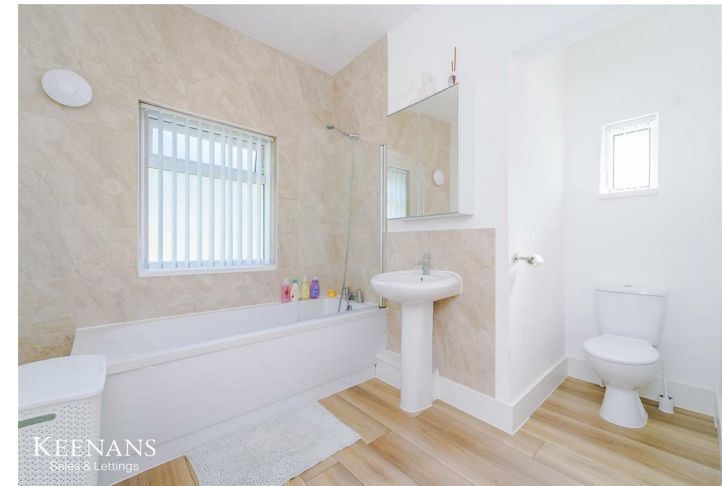
##### Utility

5'7 x 3'4 (1.70m x 1.02m)

Plumbed for washing machine and dryer.

##### Front

Laid to lawn garden with paving and bedding areas.



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