



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

## Whalley Road, Accrington, BB5 1BS

### £395,000

AN OUTSTANDING EIGHT BEDROOM TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor space and modern fixtures and fittings, this enviable eight bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With six living areas, three bathrooms and beautiful features, this property is the perfect home for any large family or as an impressive HMO property. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. With potential for off road parking at the rear, stylish decoration and finished to a high standard, this property is the perfect home not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a three spacious reception rooms, WC and open on to the further hallway. The further hallway leads on to two additional reception rooms, store room and shower room. The fourth reception room leads openly on to another reception room. The sixth reception room leads on to a contemporary fitted kitchen. The first floor comprises of doors on to five generously sized bedrooms and open on to an inner landing. The inner landing guides you on to three additional bedrooms, bathroom, shower room and WC. Externally there is an enclosed wrap around garden with double gates for off road parking if desired. To the front there is a paved garden with bedding areas and mature shrubs.

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

# Whalley Road, Accrington, BB5 1BS

£395,000



- Impressive Mid Terrace Property
- Modern Fitted Kitchen
- Potential HMO Property
- EPC Rating D

- Eight Bedrooms
- Abundance of Living Space
- Tenure Freehold

- Three Bedrooms
- Immaculate Presentation Throughout
- Council Tax Band C

## Ground Floor

### Entrance Vestibule

4'10 x 4'1 (1.47m x 1.24m)

Composite double glazed frosted front door, coving, spotlights, original tiled flooring and oak single glazed door to hall.

### Hall

29'4 x 4'10 (8.94m x 1.47m)

Central heating radiator, coving, spotlights, corbel, wood effect laminate flooring, oak doors to WC, three reception rooms, open to further hall and stairs to first floor.

### Reception Room One

17'7 x 13'9 (5.36m x 4.19m)

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

### Reception Room Two

14'0 x 12'6 (4.27m x 3.81m)

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

### Reception Room Three

12'5 x 10'11 (3.78m x 3.33m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and oak door to boiler cupboard.

### Boiler Cupboard

5'1 x 4'1 (1.55m x 1.24m)

Main Eco boiler and Vaillant boiler.

### WC

5'1 x 4'2 (1.55m x 1.27m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, coving and tiled effect vinyl flooring.

### Further Hall

25'6 x 5'4 (7.77m x 1.63m)

Central heating radiator, spotlights, corbel, oak doors to reception room four, reception room six, shower room and store.

### Store

8'1 x 5'4 (2.46m x 1.63m)

Hardwood single glazed window.

### Reception Room Four

13'7 x 13'2 (4.14m x 4.01m)

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect laminate flooring and open to reception room five.

### Reception Room Five

16'8 x 13'7 (5.08m x 4.14m)

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

## Shower Room

5'11 x 4'2 (1.80m x 1.27m)

Double electric feed shower enclosed, granite effect PVC panel elevations, PVC to ceiling, extractor fan and wood effect laminate flooring.

## Reception Room Six

12'4 x 10'9 (3.76m x 3.28m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and oak door to kitchen.

## Kitchen

20'9 x 8'11 (6.32m x 2.72m)

Three UPVC double glazed windows, range of high gloss wall and base units with wood effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, four door range with six ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, space for dryer, spotlights, store hatch, tiled flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

23'8 x 5'11 (7.21m x 1.80m)

Central heating radiator, spotlights, coving, loft access, doors to five bedrooms and open to inner landing.

### Bedroom One

14'0 x 12'8 (4.27m x 3.86m)

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

### Bedroom Two

14'3 x 11'11 (4.34m x 3.63m)

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

### Bedroom Three

11'11 x 10'11 (3.63m x 3.33m)

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

### Bedroom Four

10'8 x 6'3 (3.25m x 1.91m)

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

### Bedroom Five

7'8 x 5'6 (2.34m x 1.68m)

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

### Inner Landing

35'9 x 5'4 (10.90m x 1.63m)

UPVC double glazed window, central heating radiator, coving, spotlights, loft access, doors to three bedrooms, bathroom, shower room and WC.

## Bedroom Six

14'1 x 12'5 (4.29m x 3.78m)

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

## Bedroom Seven

14'2 x 11'4 (4.32m x 3.45m)

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

## Bedroom Eight

10'10 x 7'0 (3.30m x 2.13m)

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

## Bathroom

7'7 x 7'1 (2.31m x 2.16m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower and rinse head, tiled elevations, extractor fan and tiled effect vinyl flooring.

## WC

7'7 x 3'8 (2.31m x 1.12m)

Dual flush WC, pedestal wash basin with mixer tap, tiled elevations, coving and tiled effect vinyl flooring.

## Shower Room

7'7 x 6'3 (2.31m x 1.91m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed, tiled elevations, coving, spotlights, extractor fan and wood effect laminate flooring.

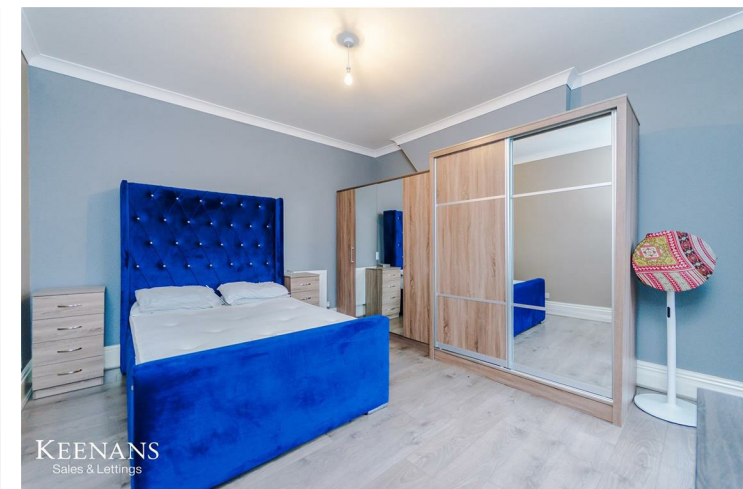
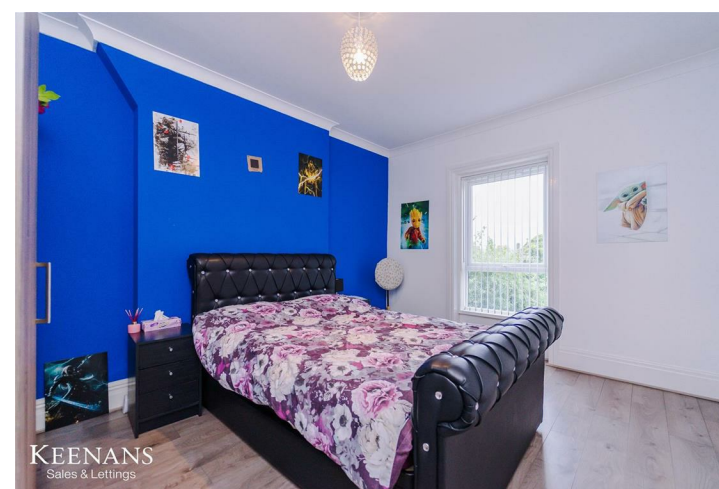
## External

### Rear

Paved garden.

### Front

Garden with paving, mature shrubbery and bedding areas.



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