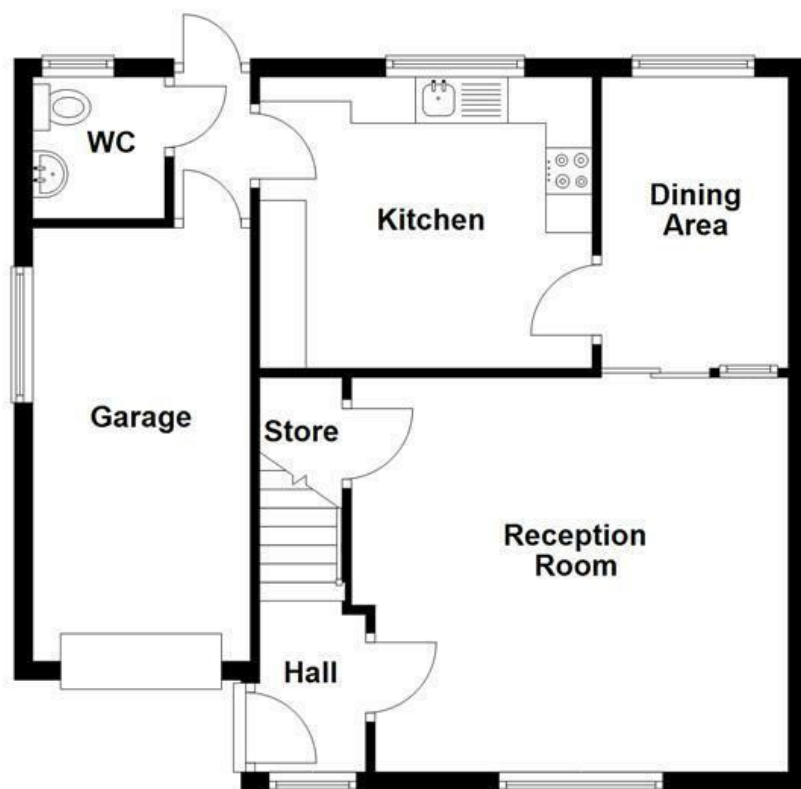
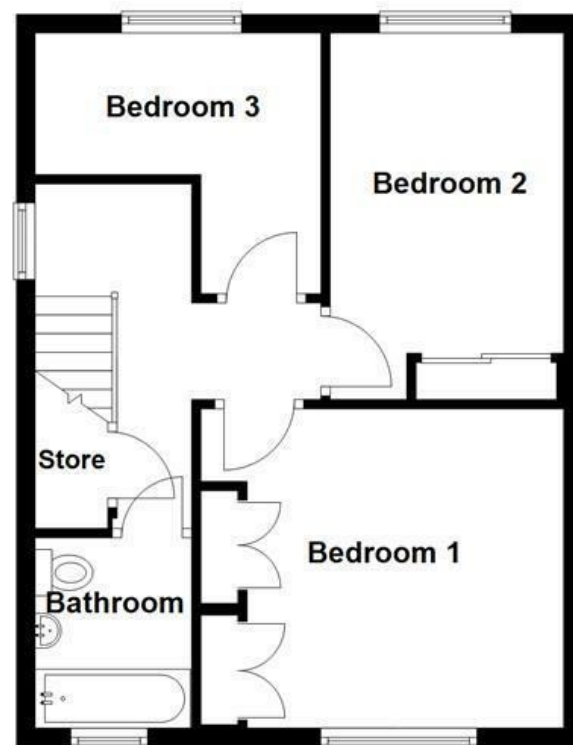


Ground Floor



First Floor



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

Hollins Lane, Accrington, BB5 2QY

Offers In The Region Of £200,000

AN IMPRESSIVE FAMILY HOME

Offering an abundance of indoor and outdoor space and bursting with potential, this three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Accrington. Not overlooked from the front and being a complete blank canvas, this property, once updated, has the potential to be 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 Blackburn, Rossendale, Burnley and major motorway links. With added garage, generously sized garden and three generously sized bedrooms, this property is the perfect family home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a dining area which leads on to a fitted kitchen. The kitchen leads on to an inner hallway which guides you through to a WC and on to the garage. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed laid to lawn garden with paving and bedding areas to the rear. To the front there is a garden with off road parking leading to the garage.

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

Hollins Lane, Accrington, BB5 2QY

Offers In The Region Of £200,000



- Semi Detached Property
- Fitted Kitchen
- Ample Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

6'6 x 3'9 (1.98m x 1.14m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, wood effect laminate flooring, hardwood door to reception room and stairs to first floor.

Reception Room

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

UPVC double glazed window, central heating radiator, coving, gas fire, television point, understairs storage and hardwood sliding door to dining area.

Dining Area

10'4 x 6'8 (3.15m x 2.03m)

UPVC double glazed window, central heating radiator, coving, smoke detector and door to kitchen.

Kitchen

11'5 x 10'4 (3.48m x 3.15m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge and freezer, plumbing for slimline dishwasher, tiled effect lino flooring and hardwood single glazed frosted door to inner hall.

Inner Hall

5'0 x 2'5 (1.52m x 0.74m)

Tiled elevations, lino flooring, doors to garage, WC and UPVC double glazed frosted door to rear.

Garage

15'4 x 8'0 (4.67m x 2.44m)

UPVC double glazed frosted window, power, lighting, water and electric up and over garage door.

First Floor

Landing

10'3 x 9'11 (3.12m x 3.02m)

UPVC double glazed window, smoke detector, loft access, over stairs storage, doors to three bedrooms and bathroom.

Bedroom One

12'10 x 11'4 (3.91m x 3.45m)

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

Bedroom Two

12'9 x 8'3 (3.89m x 2.51m)

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

Bedroom Three

9'11 x 9'3 (3.02m x 2.82m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'5 (2.06m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, tiled panel bath with traditional taps and electric feed shower, tiled elevations, PVC to ceiling and lino flooring.

External

Rear

Enclosed laid to lawn garden with paving and bedding areas.

Front

Garden, off road parking and access to garage.

