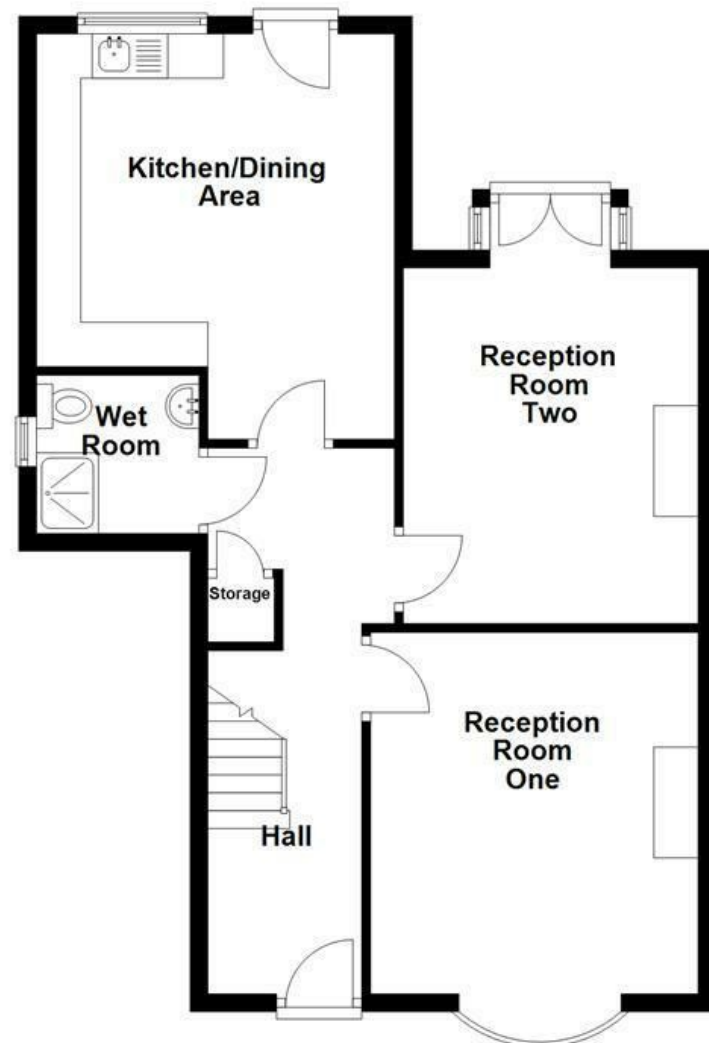
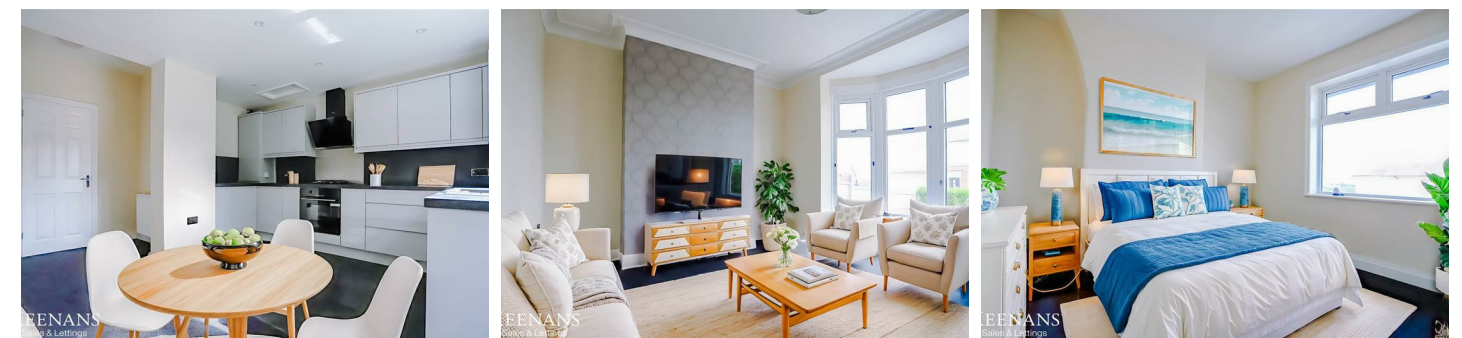
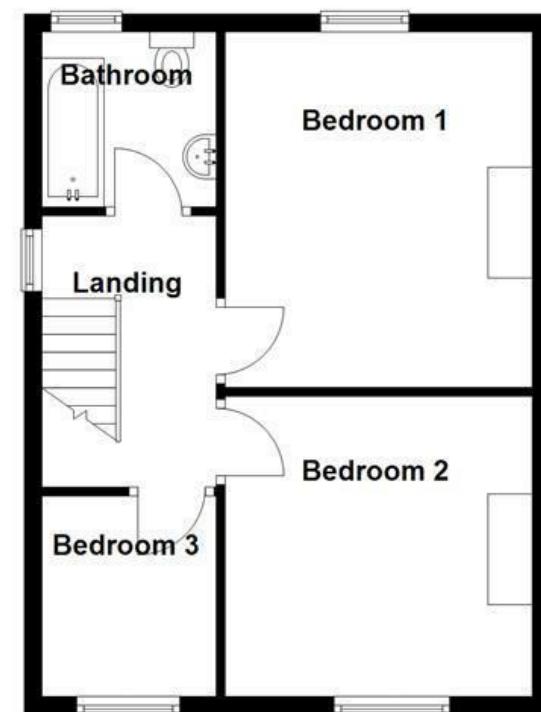


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(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, Church, BB5 4DS

£200,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and neutral decoration, this enviable three bedroom mid semi detached property is being proudly welcomed to the market in the desirable location of Church. With no chain delay, two bathrooms and an open plan kitchen diner, this property is the perfect family home ready to move straight into! With off road parking, an abundance of indoor and outdoor space and stylish interiors, this property is truly 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, contemporary fitted kitchen diner, wet room and houses a staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a modern bathroom. Externally there is an enclosed garden with paved areas. To the front there is a stone chip garden with off road parking.

Some photos are AI staged to help you imagine yourself in your dream home!

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

Dill Hall Lane, Church, BB5 4DS
£200,000

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- Tenure Leasehold
 - Off Road Parking
 - Ample Rear Garden Space With Trees
 - Easy Access To Major Network Links
- Council Tax Band C
 - Semi Detached Property
 - Contemporary Fitted Kitchen
- EPC Rating TBC
 - Viewing Essential
 - Abundance Of Space

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

20'2 x 7' (6.15m x 2.13m)

Two UPVC double glazed windows, central heating radiator, coving, smoke alarm, under stairs storage, doors to two reception rooms, kitchen/dining area, wet room and stairs to first floor.

Reception Room One

13'5 x 12'2 (4.09m x 3.71m)

UPVC double glazed bow window, central heating radiator, coving and television point.

Reception Room Two

16' x 11'4 (4.88m x 3.45m)

Two UPVC double glazed windows, two central heating radiators, television point and UPVC double glazed French doors to rear.

Kitchen/Dining Area

15' x 13'3 (4.57m x 4.04m)

UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, granite effect surface, laminate splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for washing machine and fridge freezer, integrated Baxi boiler, spotlights, smoke alarm, part slate effect vinyl flooring and UPVC double glazed door to rear.

Wet Room

5'9 x 5'1 (1.75m x 1.55m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, wall mounted wash basin with mixer tap, electric feed walk in shower, tiled elevation, extractor fan and lino flooring.

First Floor

Landing

10'1 x 7' (3.07m x 2.13m)

UPVC double glazed window, loft hatch, smoke alarm, picture rail, doors to three bedrooms and bathroom.

Bedroom One

13'2 x 11'4 (4.01m x 3.45m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'4 x 11'1 (3.45m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'5 x 7' (2.26m x 2.13m)

UPVC double glazed window and central heating radiator.



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