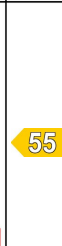


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Dill Hall Lane, Church, BB5 4DS

£150,000

AN ENVIABLE SEMI DETACHED PROPERTY

With gardens to both the front and the rear, two double bedrooms and two living areas, this enviable semi detached property is being proudly welcomed to the market in the desirable location of Church. Offering stunning views, spacious rooms and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on! With added kitchen extension, off road parking and an abundance of indoor and outdoor space, this property is 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; an entrance porch leads on to a welcoming entrance hallway which provides access through to two spacious reception rooms, fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a four piece bathroom suite. Externally there is an enclosed garden to the rear with paving, decking and bedding areas. To the front there is a tiered garden with paving, bedding, mature shrubs and off road parking.

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

Dill Hall Lane, Church, BB5 4DS

£150,000

2

1

2

D

- Semi Detached Property

Fitted Kitchen

Off Road Parking

EPC Rating: D

Two Bedrooms

Four Piece Bathroom

Leasehold

Two Reception Rooms

Enclosed Rear Garden

Council Tax Band: B

Ground Floor

Porch

7'2 x 3'5 (2.18m x 1.04m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, integrated storage, polycarbonate roof, wood panel elevation, tiled floor and hardwood single glazed frosted door to hall.

Hall

5'7 x 5'6 (1.70m x 1.68m)

Central heating radiator, coving, dado rail, stairs to first floor and doors to two reception rooms and kitchen.

Reception Room One

15'7 x 13'8 (4.75m x 4.17m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, dado rail, gas fire, marble hearth and surround, wood mantle and TV point.

Reception Room Two

11' x 9'4 (3.35m x 2.84m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, under stairs storage and tiled fireplace.

Kitchen

12'11 x 7'7 (3.94m x 2.31m)

UPVC double glazed window, central heating radiator, panel wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric double oven in high rise unit, four burner gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, space for dryer, plumbing for dishwasher, wood clad ceiling and UPVC double glazed door to rear.

First Floor

Landing

6'5 x 5'6 (1.96m x 1.68m)

Coving, loft access, dado rail and doors to two bedrooms and bathroom.

Bedroom One

15'6 x 10'10 (4.72m x 3.30m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

14'2 x 8'9 (4.32m x 2.67m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

8' x 7'6 (2.44m x 2.29m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower in enclosure, extractor fan, integrated linen cupboard, wood clad ceiling and tiled elevation.

External

Front

Tiered garden, paving, bedding areas, mature shrubs and drive.

Rear

Enclosed garden, patio, decking, bedding areas, mature shrubs and greenhouse.

