



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		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lime Road, Accrington, BB5 6BN

Offers Over £170,000

EXQUISITE FOUR BEDROOM MID TERRACE HOME

Located in the heart of Accrington on Lime Road, this impressive four-bedroom extended mid-terrace house offers a perfect blend of modern living and comfort. The property boasts a stylish and contemporary kitchen, ideal for those who enjoy cooking and entertaining. The stunning modern decor throughout the home creates a welcoming atmosphere, making it an inviting space for family and friends.

On the second floor, you will find a well-appointed dormer shower room and a family bathroom to the first, providing ample facilities for a busy household. Each of the four bedrooms is generously sized, offering plenty of room for relaxation and personal space.

The rear yard adds an extra dimension to the property, providing a private outdoor area for leisure and recreation. This space is perfect for enjoying the fresh air or hosting gatherings during the warmer months.

Situated in a great location, this home is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its modern features and prime location, this property is a wonderful opportunity for anyone looking to settle in Accrington. Don't miss the chance to make this delightful house your new home.

Lime Road, Accrington, BB5 6BN

Offers Over £170,000



- Mid Terraced Property
- Two Bathrooms
- On Street Parking
- EPC Rating: E
- Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Hall

16'2 x 3'1 (4.93m x 0.94m)
Composite double glazed frosted entrance door, central heating radiator, meter cupboard, smoke alarm, spotlights, marble effect tiled floor, stairs to first floor and doors to two reception rooms.

Reception Room One

12'4 x 12'3 (3.76m x 3.73m)
UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

Reception Room Two

15'10 x 13'3 (4.83m x 4.04m)
Spotlights, under stairs storage, wood effect flooring and UPVC double glazed French doors to kitchen.

Kitchen

14'10 x 9'6 (4.52m x 2.90m)
UPVC double glazed window, spotlights, smoke alarm, gloss wall and base units, granite worktops and upstands, stainless steel inset sink draining ridges and high spout mixer tap, integrated oven and microwave in high rise unit, five burner gas hob, extractor hood, glass splash back, plumbing for washing machine, integrated dishwasher, space for fridge freezer, tiled floor and UPVC double glazed stained glass door to rear.

First Floor

Landing

15'10 x 5'9 (4.83m x 1.75m)
Smoke alarm, stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

15'9 x 12'5 (4.80m x 3.78m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

10'3 x 10'2 (3.12m x 3.10m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

10'3 x 10'4 (3.12m x 3.15m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over, PVC clad ceiling, tiled elevation and wood effect flooring.

Second Floor

Landing

11'1 x 5'10 (3.38m x 1.78m)
Smoke alarm and doors to two bedrooms and shower room.

Bedroom Three

13'6 x 9'10 (4.11m x 3.00m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Four

15'6 x 8'7 (4.72m x 2.62m)
Velux window, central heating radiator and eaves storage.

Shower Room

9'8 x 5'9 (2.95m x 1.75m)
Central heated towel rail, dual flush WC, spotlights, pedestal wash basin with mixer tap, electric feed shower in enclosure, PVC clad ceiling, tiled elevation and wood effect flooring.

External

Front

Courtyard.

Rear

Enclosed yard.

