



River Bank Terrace, Altham, BB5 5UW

Offers Over £270,000

AN EXQUISITE END TERRACED PROPERTY

Nestled in the charming River Bank Terrace of Altham, Accrington, this exquisite end-terraced house presents a unique opportunity for families and couples alike. With its stunning panoramic countryside views and immaculate presentation, this property is a true gem that should not be overlooked.

The home boasts two spacious reception rooms, providing ample space for relaxation and entertainment. The two double bedrooms are designed for comfort and versatility, making it easy to adapt the living space to suit a growing family. The current owners have taken great care to create a luxurious and inviting atmosphere, ensuring that the property is ready for you to move straight in.

The contemporary fitted kitchen is a highlight, offering a stylish and functional space for culinary pursuits. The property also features two well-appointed bathrooms, along with the added convenience of off-road parking. The neutral decoration throughout allows for personal touches, making it easy to envision your own style in this lovely home.

Location is key, and this property does not disappoint. It is conveniently situated near bus routes, local schools, and various amenities, ensuring that everything you need is within easy reach. Additionally, the excellent network links to Burnley, Accrington, Clitheroe, and major motorways to Manchester and Preston make commuting a breeze.

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	

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- Exceptional End Terrace Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating TBC
- Two Bedrooms
 - Ample Living Space
 - Tenure TBC
- Three Piece Shower Room
 - Immaculate Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Vestibule

4'3 x 3'3 (1.30m x 0.99m)

Hardwood front door, coving, picture rail, original tiled flooring and hardwood single glazed frosted door to hall.

Hall

12'9 x 3'3 (3.89m x 0.99m)

Central heating radiator, smoke detector, doors leading to two reception rooms and stairs to first floor.

Reception Room One

15'3 x 12'1 (4.65m x 3.68m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround and television point.

Reception Room Two

15'10 x 12'2 (4.83m x 3.71m)

Two UPVC double glazed windows, central heating radiator, coving, picture rail, gas fire with tiled hearth and surround, television point and door to kitchen.

Kitchen

16'4 x 9'5 (4.98m x 2.87m)

UPVC double glazed box window, central heating radiator, range of matte wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated high rise oven, four ring electric hob, space for fridge freezer, spotlights, wood effect lino flooring, under stairs storage and door to shower room/utility.

Shower Room/Utility

7'10 x 7'8 (2.39m x 2.34m)

UPVC double glazed frosted window, electric heater, double direct feed shower enclosed, pedestal wash basin with traditional taps, dual flush WC, plumbing for washing machine, space for dryer, spotlight, wood effect lino flooring and composite double glazed stable door to rear.

First Floor

Landing

16'1 x 5'5 (4.90m x 1.65m)

Smoke detector, over stairs storage, doors leading to two bedrooms and bathroom.

Bedroom One

16'0 x 13'0 (4.88m x 3.96m)

Two UPVC double glazed windows, central heating radiator, cornice coving and two ceiling roses.

Bedroom Two

15'10 x 10'4 (4.83m x 3.15m)

UPVC double glazed window and central heating radiator.

Bathroom

12'10 x 7'11 (3.91m x 2.41m)

UPVC double glazed window, central heating radiator, freestanding slipper bath with waterfall mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, walk-in double direct feed rainfall shower with rinse head, tiled elevations, cornice coving, spotlights, Main Eco boiler and tiled effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, Indian stone paving, bedding areas, mature shrubbery, greenhouse, storage shed and off road parking.

Front

Bedded forecourt.



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