

Property Details

12 David Lloyd Way, Accrington,
BB5 5FW

OIRO **£239,950**



Property Photos

12 David Lloyd Way, Accrington, BB5 5FW

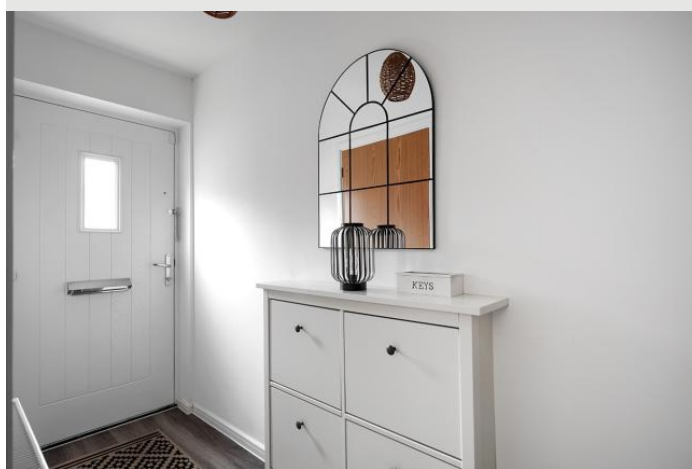


Creation Date

13/02/2025

Property Photos

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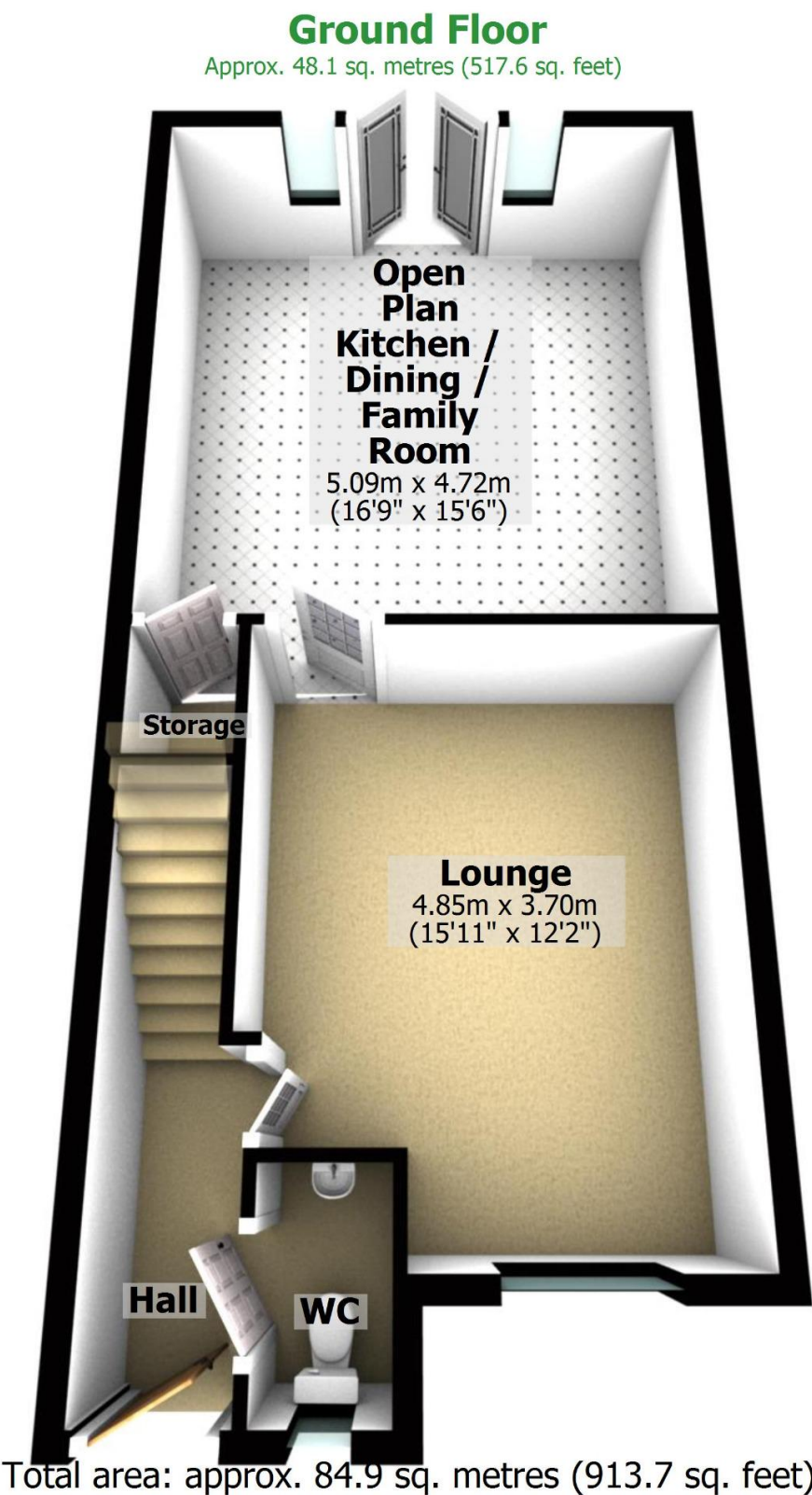
12 David Lloyd Way, Accrington, BB5 5FW



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Property Floor Plans

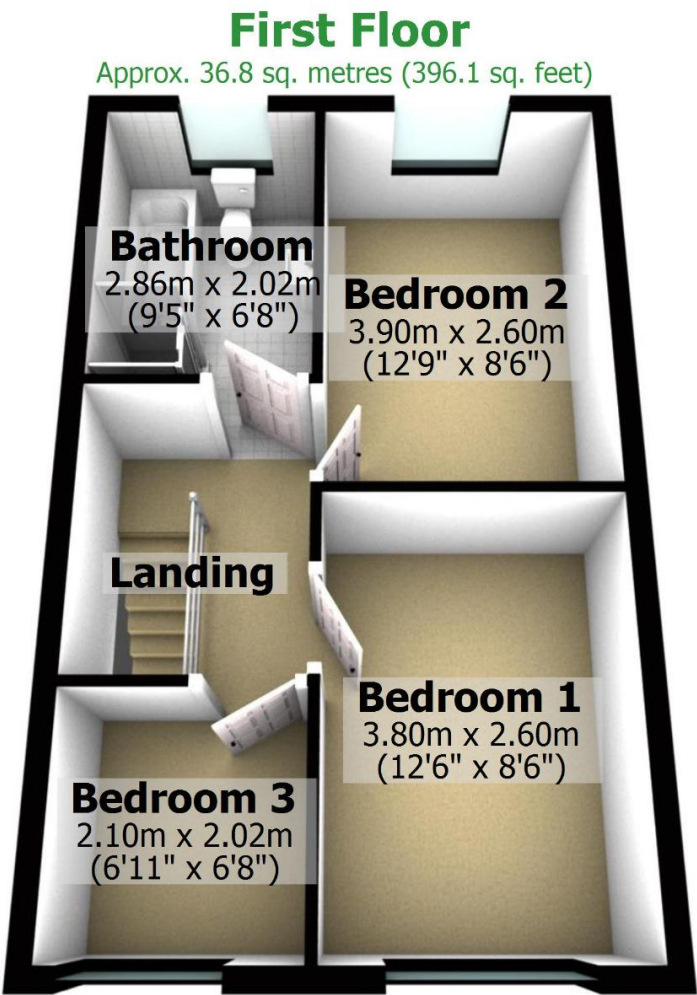
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For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

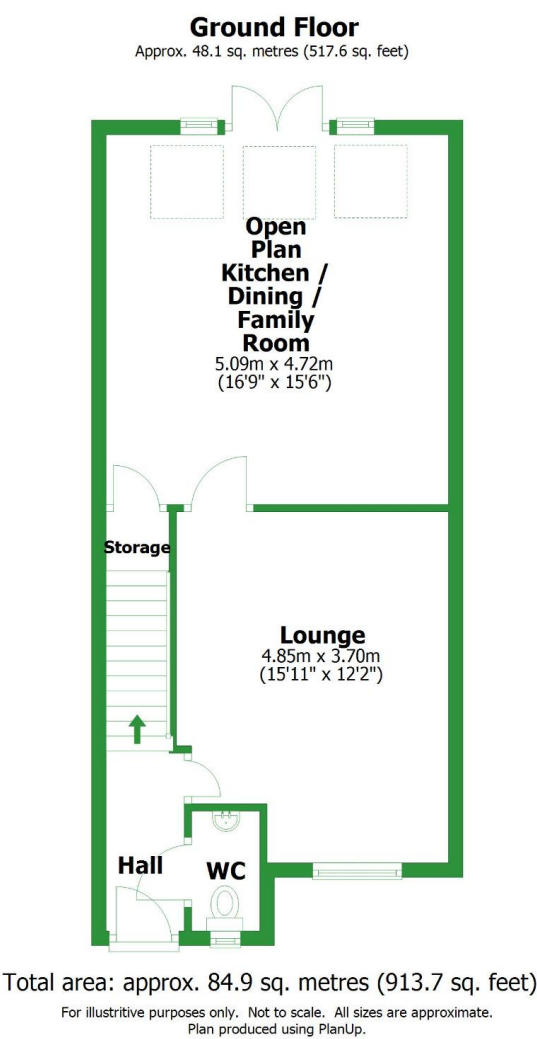
Property Floor Plans

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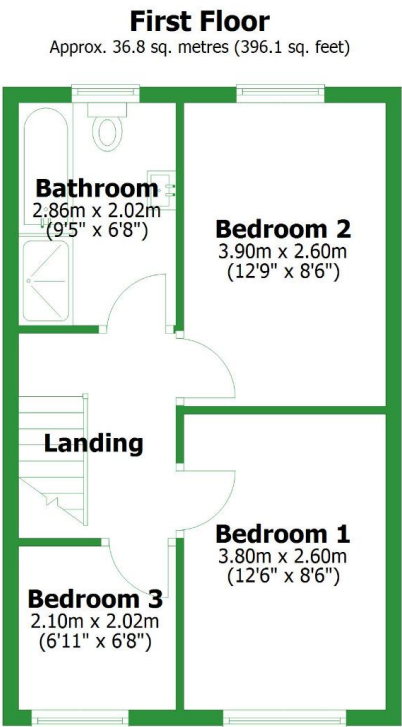
Property Floor Plans

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Property Floor Plans

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Property EPC

12 David Lloyd Way, Accrington, BB5 5FW

12/02/2025, 14:14

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

12 David Lloyd Way
Accrington
BB5 5FW

Energy rating
B

Valid until: 8 September 2031
Certificate number: 5639-3731-2000-0701-2202

Property type

Semi-detached house

Total floor area

87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current | Potential

64 B

85 A

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/5639-3731-2000-0701-2202?print=true>

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Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
913.7
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

12 David Lloyd Way, Accrington, BB5 5FW

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£239,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

12 David Lloyd Way, Accrington, BB5 5FW

Feature 1

Three Bedroom

Feature 2

Semi-detached

Feature 3

Large Private Garden

Feature 4

Open Plan Living Space

Feature 5

Close To Major Transport Links

Feature 6

Prime Location

Feature 7

Freehold

Feature 8

Chain Free

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Property Description

12 David Lloyd Way, Accrington, BB5 5FW

Well Presented Three-Bedroom Semi-Detached Home in Accrington.

We are pleased to bring to market this beautifully designed three-bedroom semi-detached home in a sought after area of Accrington. Perfectly blending modern elegance with practicality, this stunning property offers spacious and light-filled living areas, high-quality finishes, and excellent energy efficiency making it an ideal choice for families, professionals, and first-time buyers alike.

Key Features

- Three Bedrooms
- Open-Plan Living
- Four-Piece Family Bathroom
- Large Private Garden
- Driveway & EV Charging Point
- Close to local amenities and major transport links
- Close to local walking routes

Agents Perspective

This home truly stands out for its exceptional design and modern functionality. The open-plan kitchen/dining/living space with Velux windows and high ceilings creates a breathtaking sense of space and light. Two spacious bedrooms and a third single bedroom allows convenience for first time buyers or families. With a private garden, EV charging, and off-road parking, this property ticks every box for contemporary living. A fantastic opportunity for buyers looking for a stylish yet practical home in Accrington.

Clients Perspective

We have absolutely loved living in this home. The kitchen area, in particular, is a standout feature. It feels so spacious and bright, almost like a garden room rather than just a kitchen. The estate is wonderfully peaceful, with fantastic neighbours who make it an even better place to live. If it werent for an unmissable opportunity, we wouldnt dream of moving.

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