


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cheltenham Avenue, Accrington, BB5 6BG

Offers Over £175,000

SEMI-DETACHED BUNGALOW IN ACCRINGTON

Nestled in the charming area of Cheltenham Avenue, Accrington, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Ideal for those seeking a peaceful retreat, this property boasts a spacious layout that is both practical and inviting.

As you enter, you are greeted by a warm and welcoming atmosphere, with ample natural light flooding through the well-placed windows. The living area provides a cosy space for relaxation, while the adjoining kitchen is functional and well-equipped, making it perfect for culinary enthusiasts.

The bungalow features comfortable bedrooms that offer a serene space for rest, ensuring a good night's sleep. The well-appointed bathroom adds to the convenience of this home, catering to all your daily needs.

Outside, the property benefits from a manageable garden, providing an ideal spot for outdoor activities or simply enjoying the fresh air. The semi-detached nature of the bungalow allows for a sense of community while still offering privacy.

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- Semi Detached Bungalow
- Three Piece Bathrooms
- Off Road Parking
- EPC Rating: D
- Two Bedrooms
- Fitted Kitchen
- Tenure: Leasehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Vestibule

3'2 x 3'1 (0.97m x 0.94m)

UPVC double glazed entrance door, dado rail and door to reception room.

Reception Room

12'10 x 12'10 (3.91m x 3.91m)

UPVC double glazed bow window, central heating radiator, wall mounted electric fire and doors to inner hall and bedroom two.

Bedroom Two

12'11 x 10'10 (3.94m x 3.30m)

UPVC double glazed box window, central heating radiator and storage.

Inner Hall

4'6 x 4'6 (1.37m x 1.37m)

Loft access and doors to kitchen, bedroom one and bathroom.

Kitchen

13'9 x 7'10 (4.19m x 2.39m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, tiled splash backs, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer and UPVC double glazed frosted door to rear.

Bedroom One

11'10 x 10'10 (3.61m x 3.30m)

UPVC double glazed window and central heating radiator.

Bathroom

8'11 x 4'6 (2.72m x 1.37m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, tiled elevation and tile effect flooring.

External

Front

Bedding area, gravel chips and paved driveway.

Rear

Paving, bedding areas and gated access to rear.



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