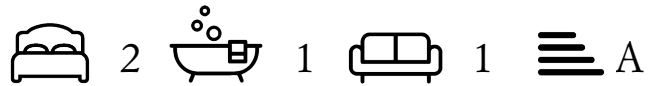




# 9 Talbot Road

, Accrington, BB5 5EW

Offers Over £230,000



NEWLY BUILT TRUE BUNGALOW | 10 YEAR BUILDZONE WARRANTY | EPC A RATING | SOLAR PANELS | EV CHARGING POINT

Presented to an exceptional standard, this beautifully appointed two-bedroom true bungalow offers contemporary single-storey living with the reassurance of a 10-Year BuildZone Warranty. Combining stylish interiors with outstanding energy efficiency, the property boasts an impressive EPC A rating, solar panels and an EV charging point, making it an ideal choice for buyers seeking a modern home with lower running costs. Occupying a convenient position close to local amenities, highly regarded schools and excellent commuter links, this stunning home is perfectly suited to professionals, those looking to downsize or anyone searching for a property that is ready to move straight into without compromise. Upon entering



**Entrance Hall 6'4 x 4'6 (1.93m x 1.37m)**  
UPVC double glazed Rockdoor front door, UPVC double glazed window, central heating radiator. Storage cupboard for washing machine, central heating boiler.

**Lounge 18'1 x 16'2 (5.51m x 4.93m)**  
Three UPVC double glazed windows and two central heating radiators, UPVC French doors to rear, open plan to kitchen.

**Kitchen 8'5 x 7' (2.57m x 2.13m)**  
UPVC double glazed window. Luxury modern fitted wall and base units with complimentary worktops, one and a half bowl composite sink and drainer with mixer tap. Integrated oven, grill and microwave, five ring gas hob and extractor hood, Integrated fridge freezer, dishwasher and integrated recycling bins,

**Bedroom One 11'11 x 8'11 (3.63m x 2.72m)**  
UPVC double glazed window, central heating radiator.

**Bedroom Two 11'11 x 8'11 (3.63m x 2.72m)**  
UPVC double glazed window, central heating radiator.

**Bathroom 10'8 x 6'9 (3.25m x 2.06m)**  
UPVC double glazed window and central heating towel rail, Panelled bath with mixer tap, Enclosed shower, wash basin with soft close storage drawers, WC and wall hung storage cupboard, Porcelain fully tiled elevation, flooring and underfloor heating.

**External**  
Off road parking for two vehicles, small garden area to side of drive and EV charging point. Lawn garden with paved patio.

**Disclaimer 1**  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

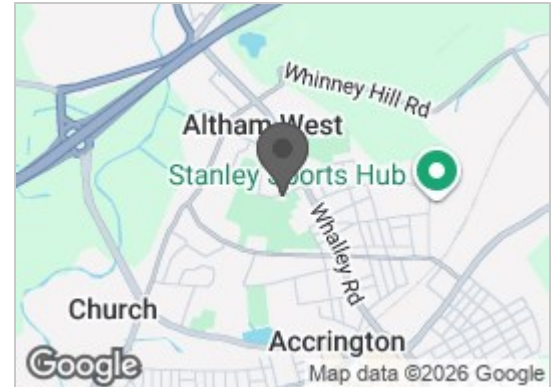
**Disclaimer 2**  
All fixtures and fittings in the property are excluded unless otherwise stated.

**Disclaimer 3**  
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

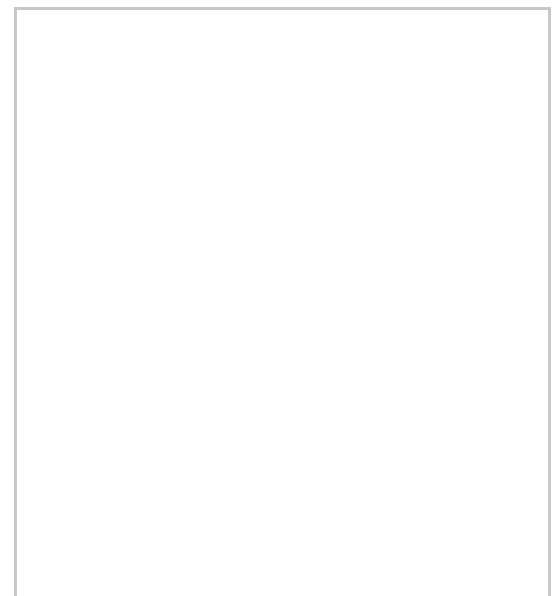
Can we help..  
**THINKING OF SELLING?** For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

**AML**  
\*\*Anti-Money Laundering (AML) Checks\*\* – To help keep the buying process safe and secure, we are required by law to carry out Anti-Money Laundering (AML) and identity checks for all purchasers. Once your offer has been accepted, a fee of \*\*£48.00 (including VAT) per purchaser\*\* will be payable to cover the cost of these mandatory checks. Completing them promptly helps avoid delays and allows your purchase to progress as smoothly as possible.

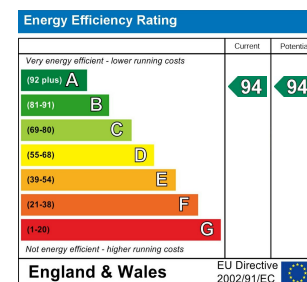
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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