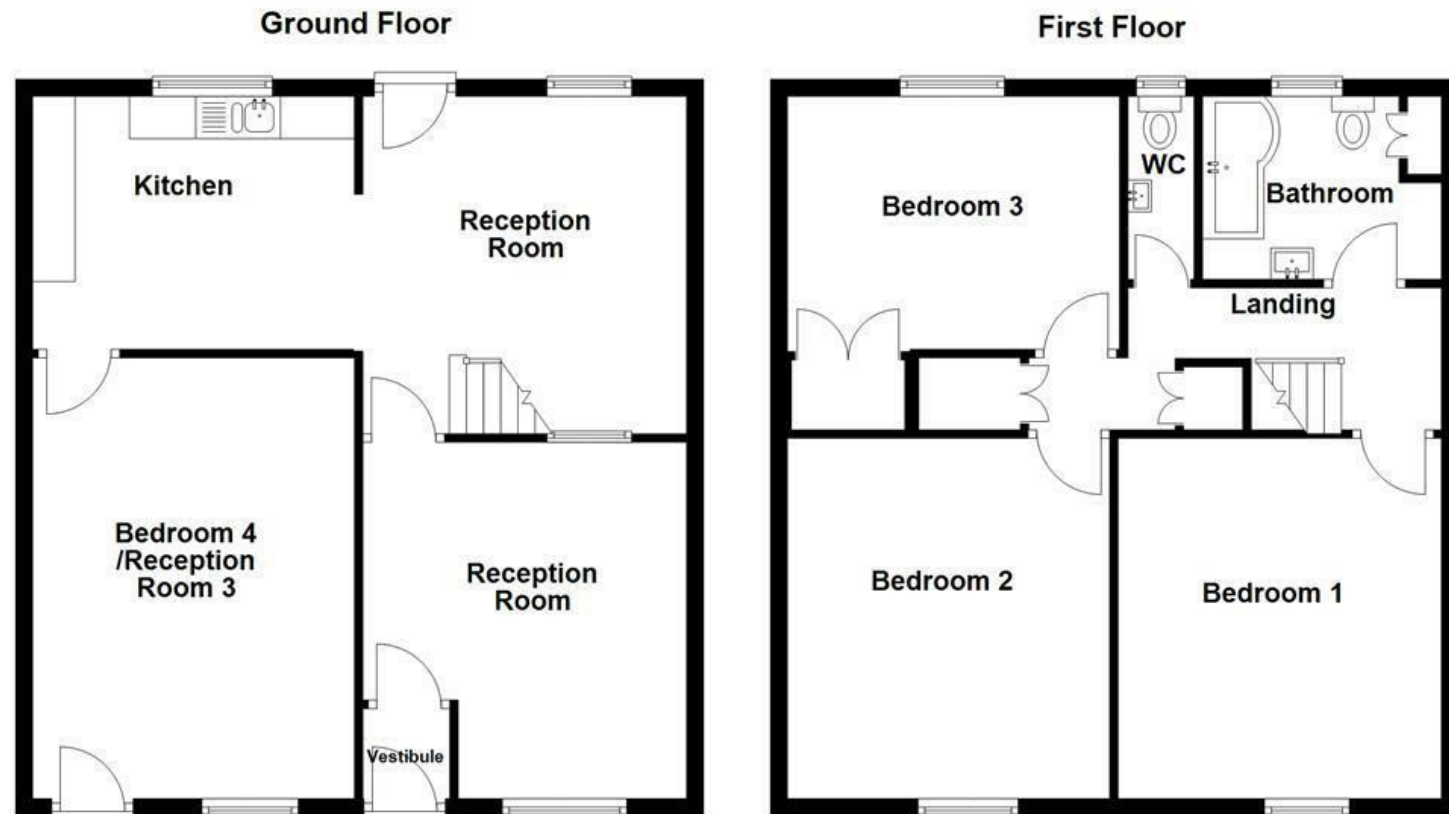




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 82        |
| <b>England &amp; Wales</b>                  | 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.

## Percy Street, Accrington, BB5 6TQ

### Offers Over £145,000

AN ENVIABLE DOUBLE FRONTED MID TERRACED PROPERTY

Nestled on the charming Percy Street in Accrington, this delightful mid-terrace house presents an exceptional opportunity for families seeking a spacious and versatile home. Originally two separate dwellings, the property has been thoughtfully combined to create a fantastic living space that caters to modern family life.

Upon entering, you will find three generously sized double bedrooms located on the first floor, providing ample accommodation for family members or guests. The ground floor features an additional double bedroom, which could easily serve as a third living area, offering flexibility to suit your needs. The interior boasts neutral decoration throughout, allowing you to personalise the space to your taste.

The open-plan kitchen and living area is a standout feature, perfect for entertaining or enjoying quality time with loved ones. This inviting space flows seamlessly, creating a warm and welcoming atmosphere. To the rear, you will discover a garden area, ideal for outdoor relaxation or family gatherings.

Conveniently situated just a short stroll from the vibrant town centre, this property is well-connected to local bus routes, schools, and essential amenities. Additionally, it offers excellent transport links to Blackburn, Burnley, and major motorways, making it an ideal choice for commuters.



Percy Street, Accrington, BB5 6TQ  
Offers Over £145,000

3 1 3 C

- Double Fronted Mid Terraced Property
- Additional Bedroom/Reception Room
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Fitted Kitchen
- Tenure: Leasehold
- Two Reception Rooms
- Three Piece Bathroom And Additional WC
- Council Tax Band: A

Ground Floor

Vestibule

3'6 x 3'5 (1.07m x 1.04m)  
Composite double glazed frosted entrance door, coving, wood panel elevation and door to reception room oner.

Reception Room One

13'10 x 12'6 (4.22m x 3.81m)  
UPVC double glazed window, central heating radiator, coving, TV point and door to reception room two.

Reception Room Two

13'1 x 12'6 (3.99m x 3.81m)  
UPVC double glazed window, central heating radiator, coving, two feature wall lights, under stairs storage, stairs to first floor, open access to kitchen and UPVC double glazed frosted stable door to rear.

Kitchen

12'6 x 9'11 (3.81m x 3.02m)  
UPVC double glazed window, central heating radiator, wood effect wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, space for dryer, tiled floor and door to bedroom four/reception room three.

Bedroom Four/Reception Room Three

17'1 x 13' (5.21m x 3.96m)  
UPVC double glazed window, central heating radiator, spotlights and composite double glazed frosted door to front.

First Floor

Landing

16'1 x 5'6 (4.90m x 1.68m)  
Store cupboard, over stairs storage and doors to three bedrooms, bathroom and WC.

Bedroom One

13'11 x 12'6 (4.24m x 3.81m)  
UPVC double glazed window, central heating radiator and coving.

Bedroom Two

14' x 12'10 (4.27m x 3.91m)  
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

13'1 x 12'10 (3.99m x 3.91m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

9'3 x 7'1 (2.82m x 2.16m)  
UPVC double glazed frosted window, central heated towel rail,

spotlights, dual flush WC, vanity top wash basin with mixer tap, P shape panel bath with mixer tap and direct feed rainfall shower with rinse head over, extractor fan, integrated linen cupboard, PVC panel ceiling and vinyl flooring.

WC

7'1 x 2'6 (2.16m x 0.76m)  
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and tiled floor.

External

Rear

Enclosed yard with gated access to rear.



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