Pendle Hill Properties
estate and letting agents

Creation Date
16/11/2026

Property Details

6 Bowler Avenue, Accrington, Lancashire, BB5 5FX

OIRO **£249,950**



Property Photos

6 Bowler Avenue, Accrington, Lancashire, BB5 5FX













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Property Photos

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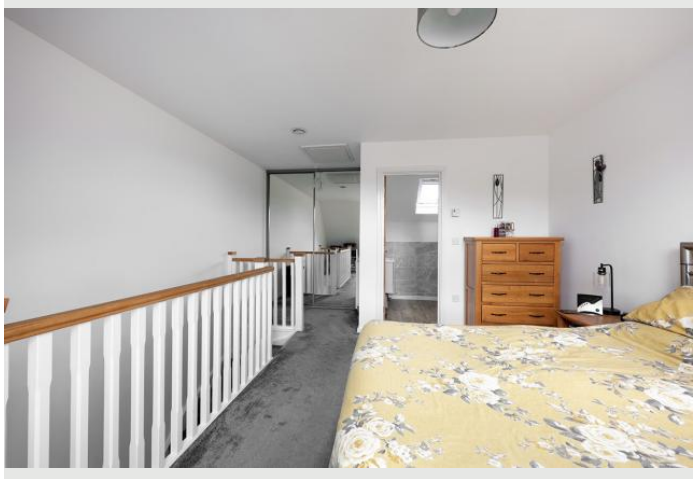



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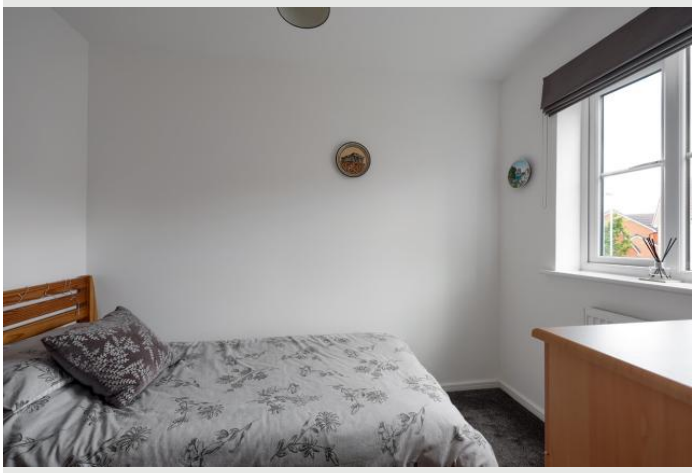





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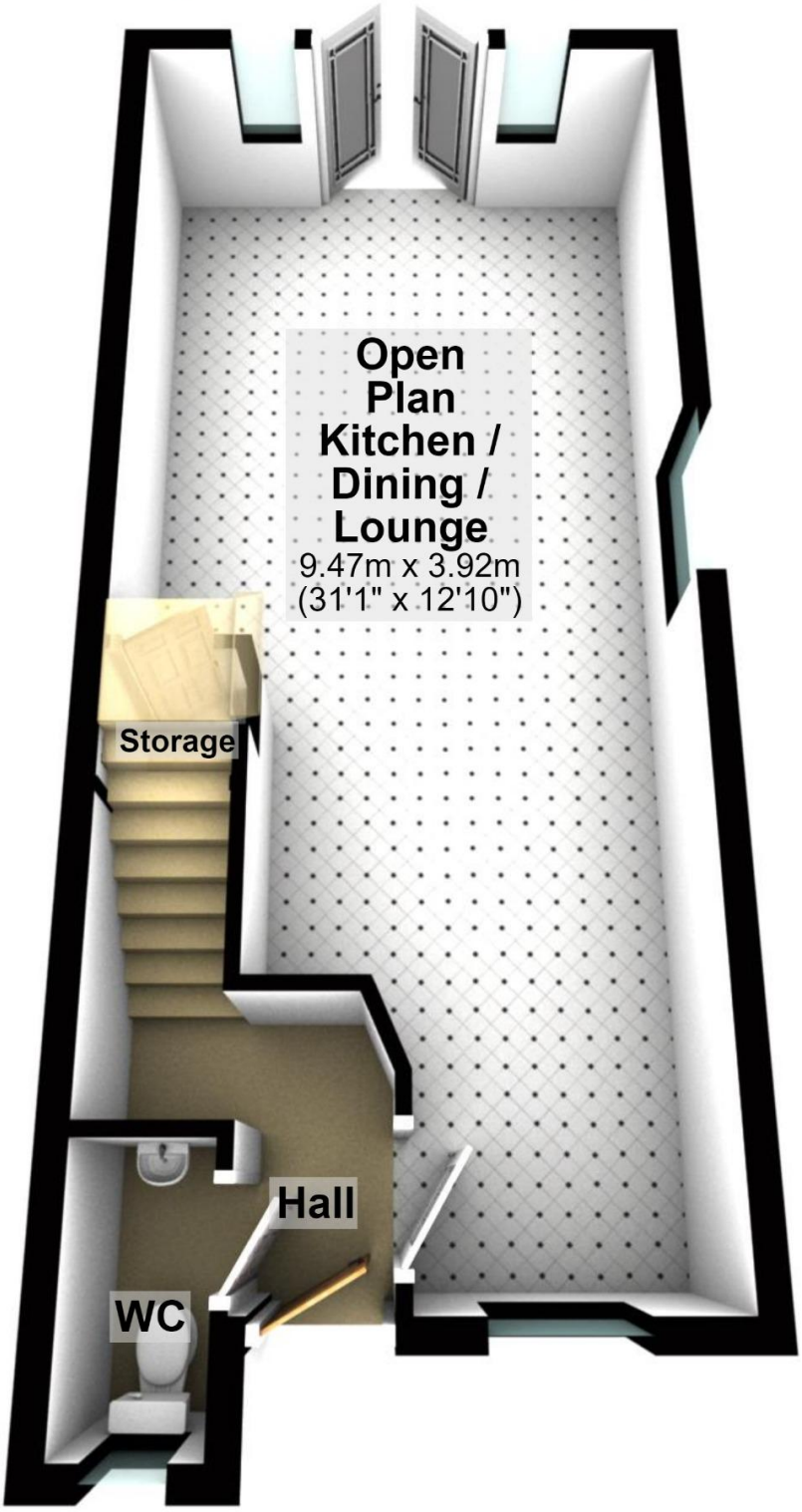
Property Floor Plans

6 Bowler Avenue, Accrington, Lancashire, BB5 5FX

Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

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Property Floor Plans

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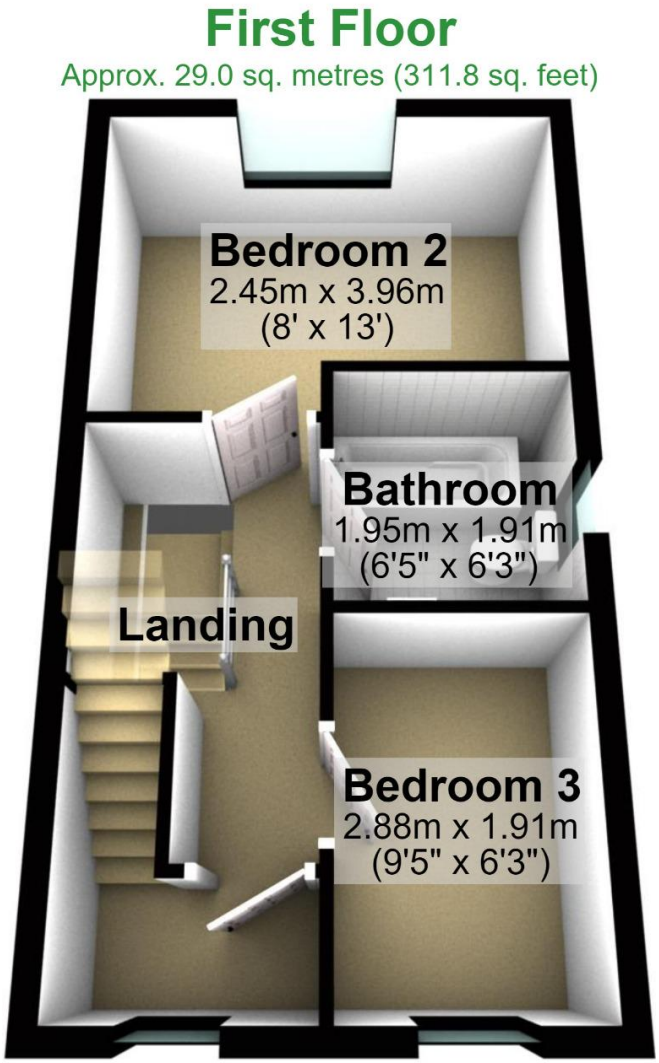

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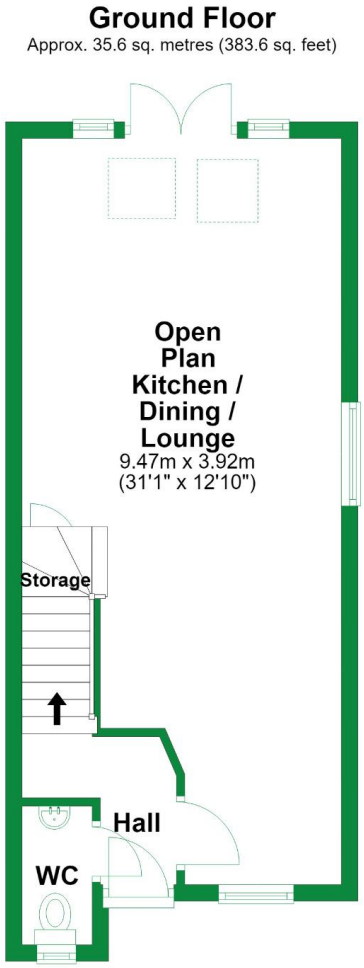

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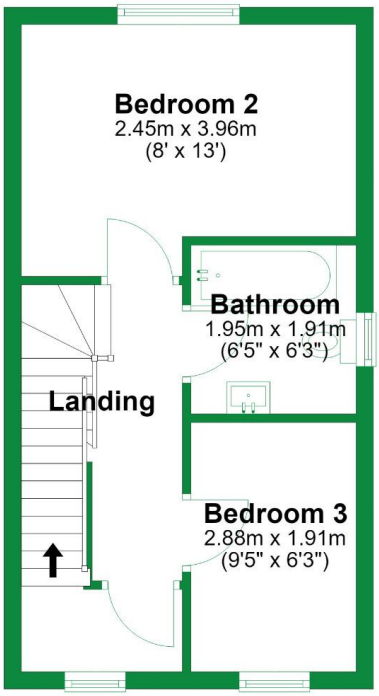
First Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



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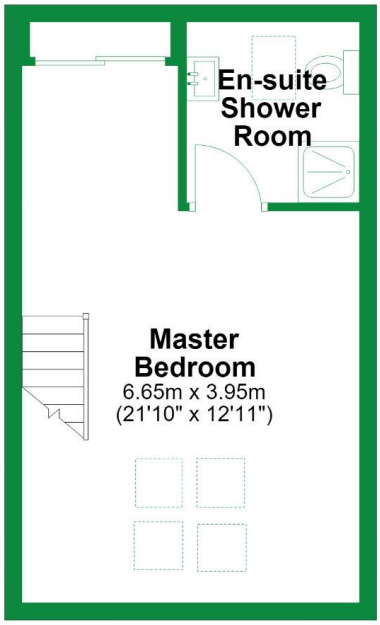
Second Floor

Approx. 25.8 sq. metres (277.7 sq. feet)



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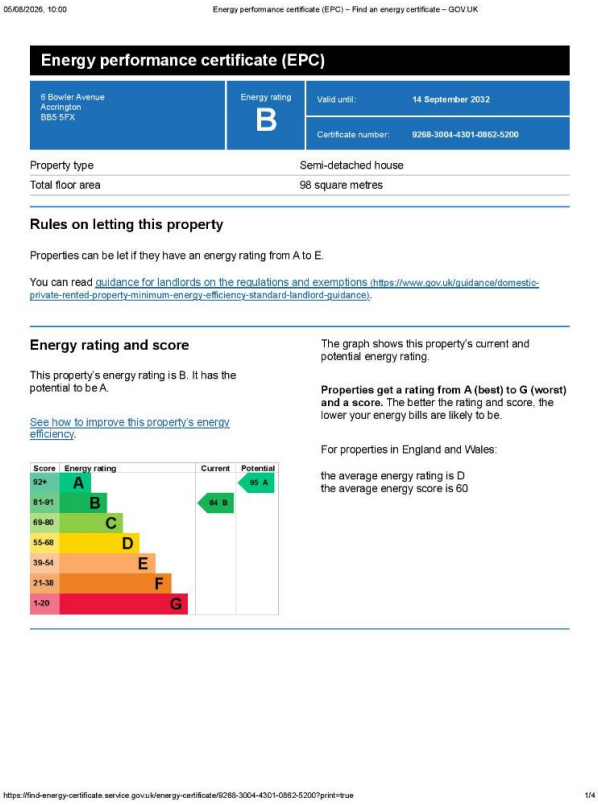
Property EPC

6 Bowler Avenue, Accrington, Lancashire, BB5 5FX



05/08/2026, 10:00 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

6 Bowler Avenue Accrington BB5 5FX	Energy rating **B**	Valid until:	**14 September 2032**
		Certificate number:	**9268-3004-4301-0862-5200**

Property type	Semi-detached house
Total floor area	98 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).

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.

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

Properties 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/9268-3004-4301-0862-5200?print=true 1/4

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Property Info

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Property Type
House
Property Style
Town House
Bedrooms
3
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
973
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

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Property Info

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

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Property Info

6 Bowler Avenue, Accrington, Lancashire, BB5 5FX

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£249,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

6 Bowler Avenue, Accrington, Lancashire, BB5 5FX

Feature 1
Chain Free
Feature 2
Three Bedroom Townhouse
Feature 3
Open Plan Ground Floor Living
Feature 4
Principal Bedroom Suite Occupying The Entire Second Floor
Feature 5
Skylights Throughout Providing Excellent Natural Light
Feature 6
Driveway For Multiple Vehicles
Feature 7
Landscaped Rear Garden With Outdoor Office Space
Feature 8
Convenient For Schools, Local Amenities And M65 Motorway Links

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Beautifully Presented Three-Bedroom Semi-Detached Townhouse on a Modern Development in Accrington

Situated on a sought-after modern development in Accrington, this beautifully presented three-bedroom semi-detached townhouse offers stylish and versatile accommodation arranged over three floors, making it an ideal home for growing families, professionals, or those seeking contemporary living with generous space throughout.

Key Features

Three-bedroom semi-detached townhouse arranged over three floors
Situated on a popular modern development in Accrington
Stunning open-plan kitchen, dining and living area
Spacious principal bedroom suite occupying the entire second floor
Beautiful skylights providing excellent natural light
Double bedroom and single bedroom to the first floor
Four-piece family bathroom
Driveway providing off-road parking for two vehicles
Landscaped rear garden
Detached outdoor office, ideal for home working
Excellent access to Accrington town centre
Convenient for schools, local amenities and M65 motorway links
Ideal for families, professionals and commuters alike

Agent's Perspective

Upon entering the property, you are welcomed into an entrance hallway leading through to the heart of the home - a stunning open-plan kitchen, dining and living space. Designed with modern lifestyles in mind, this impressive room provides the perfect setting for both everyday family life and entertaining, with ample space for cooking, dining and relaxing while enjoying views over the rear garden. A handy WC and storage cupboard complete the ground floor.

The first floor offers two well-proportioned bedrooms, comprising a generous double bedroom and a comfortable single bedroom, both served by a family bathroom with tiled surround and finished to a high standard.

Occupying the entire second floor is a superb principal bedroom suite, creating a private

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sanctuary away from the rest of the home. This spacious room benefits from fitted wardrobes, a contemporary en-suite shower room and attractive skylights that flood the space with natural light, enhancing the bright and airy feel.
Externally, the property continues to impress. To the front is a driveway providing off-road parking for two vehicles, while the landscaped rear garden has been thoughtfully designed for low-maintenance enjoyment. A particularly useful addition is the detached outdoor office, offering an ideal space for those working from home, running a business, or seeking a separate hobby.

Combining modern design, flexible accommodation and a highly convenient location, this exceptional townhouse is ready to move straight into and is certain to appeal to a wide range of buyers.

Client's Perspective
Moving here was one of the best decisions we made. We can walk into Accrington Town Centre for drinks, food, cinema, opticians, and supermarkets are located in and around town. We like how quiet it is too. We will definitely miss living here.

Location
Perfectly positioned for everyday convenience, the property enjoys excellent access to Accrington town centre, a wide range of local shops, supermarkets, well-regarded schools, leisure facilities and transport links. The nearby M65 motorway provides straightforward connections to Blackburn, Burnley, Preston and Manchester, making this an excellent choice for commuters.

Additional Information
Maintenance fees - 70.00 per year

Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective

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buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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