7 Livingstone Road, Lancashire, BB5 5BX
Price £190,000

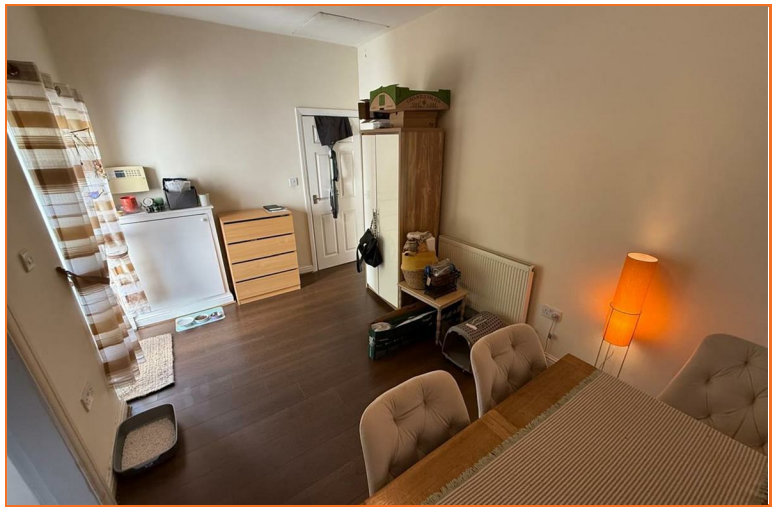
Situated on Livingstone Road within a well established and popular residential area of Accrington, this spacious two double-bedroom semi-detached bungalow offers comfortable single-level living together with excellent potential for a new owner to personalise and further improve the property to their own taste.

The accommodation provides a practical layout and generous proportions throughout, making this an appealing choice for a variety of buyers, including those looking to downsize, first-time buyers or anyone seeking a property with manageable accommodation and attractive outdoor space.

On entering the property, you are welcomed into a central entrance hallway which provides access to the principal rooms. The generously proportioned lounge is positioned to the front of the property and benefits from an attractive bay window, allowing plenty of natural light into the room. The laminate flooring complements the spacious feel, while the fireplace provides a natural focal point and adds character to the living space.

To the rear is a separate dining room, again finished with laminate flooring and featuring patio doors opening directly onto the garden. This creates a pleasant connection between the indoor and outdoor areas and provides an ideal setting for family meals, entertaining guests or simply enjoying views across the rear garden.

The fitted kitchen offers a practical range of units and provides access to the property's useful rear space. There are two excellent-sized double bedrooms, both offering plenty of room for bedroom furniture and additional storage, making the property particularly suitable for those looking for well-proportioned accommodation.



Completing the internal accommodation is a three-piece bathroom suite incorporating a bath with shower over, wash hand basin and WC.

Externally, the property benefits from a particularly generous rear garden, with a paved patio area providing an ideal spot for outdoor seating, summer dining and entertaining. The garden offers plenty of scope for gardening enthusiasts or those wanting to create their own private outdoor retreat. There is also a garage area to the rear which isn't used, and once in good order would provide valuable storage and additional practicality.

The property is further enhanced by gas central heating and uPVC double glazing.

Livingstone Road is conveniently positioned for access to a wide range of everyday amenities, with local shops, schools and services all within easy reach. The surrounding area also benefits from good transport connections, making this a convenient base for commuters and those wishing to access Accrington town centre and the surrounding towns and villages.

While already offering spacious and comfortable accommodation, the property presents an exciting opportunity for a purchaser to modernise and update the home according to their own requirements. With its generous room sizes, two double bedrooms, substantial rear garden and garage, there is considerable potential to create a wonderful long term home.

Properties offering this combination of space, outdoor accommodation and potential are rarely available for long, so an early internal viewing is strongly recommended to appreciate the size, layout and possibilities this bungalow has to offer.

Lounge
13'9" x 12'5" (4.20 x 3.80)

Dining Room
13'9" x 9'2" (4.20 x 2.80)

Kitchen
6'10" x 13'5" (2.10 x 4.10)

Bedroom 1
9'6" x 14'5" (2.90 x 4.40)

Bedroom 2
8'10" x 9'10" (2.70 x 3.00)

Bathroom
6'10" x 5'6" (2.10 x 1.70)

Disclaimer
These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor’s Solicitors

Possession:

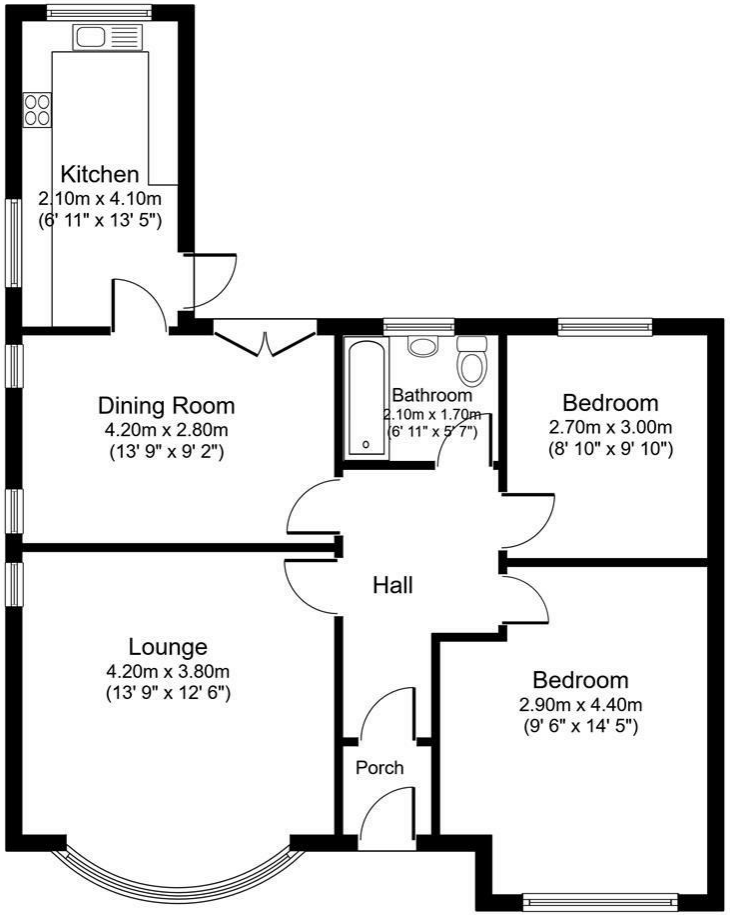
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

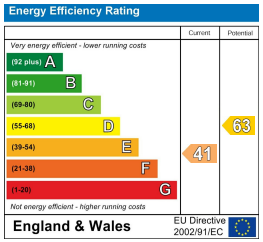
Important Information For Successful Buyers:
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

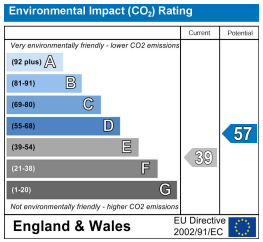
Total floor area 74.4 sq.m. (801 sq.ft.) approx



Floor Plan

Created using Vision Publisher™





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