



Manor Place, Dill Hall Lane, Accrington, BB5 4DX

£149,950

AN EXQUISITE MID TERRACED PROPERTY WITH LOFT CONVERSION

Welcome to Manor Place, a stunning mid-terraced house located in the charming area of Dill Hall, Church, Lancashire. This exquisite property has been meticulously maintained and presented to the highest standard, ensuring a warm and inviting atmosphere for its future occupants.

As you step inside, you will be greeted by an abundance of indoor space, thoughtfully designed to cater to modern family living. The impressive open-plan living and kitchen area is perfect for both entertaining guests and enjoying quiet family evenings. The natural light floods through the space, creating a bright and airy environment that is sure to impress.

The property boasts a fantastic loft conversion, complete with an added dormer, providing additional living space that can be utilised as a home office, playroom, or guest bedroom. With two generously sized double bedrooms, there is ample room for family members or visitors alike.

One of the standout features of this home is the beautiful south-facing garden at the rear, offering a serene outdoor space for relaxation and recreation. The garden is not overlooked, providing a sense of privacy and tranquillity, making it an ideal spot for summer barbecues or simply enjoying a quiet moment in nature.

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

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- An Exceptional Mid Terraced Property
- Open Plan Living Space
- On Street Parking
- Tenure Leasehold
- Two Bedrooms
- Perfect First Time Home
- Council Tax Band A
- Loft Conversion With Dormer
- Sought After Location
- EPC Rating TBC

Ground Floor

Entrance Vestibule

3'4 x 3'4 (1.02m x 1.02m)

Open Plan Reception Room

29'9 x 14'11 (9.07m x 4.55m)

Kitchen

9'8 x 8'2 (2.95m x 2.49m)

Rear Porch

9'8 x 5'1 (2.95m x 1.55m)

First Floor

Landing

14'11 x 5'7 (4.55m x 1.70m)

Bedroom One

14'11 x 12'2 (4.55m x 3.71m)

Bedroom Two

10'6 x 7'9 (3.20m x 2.36m)

Bathroom

10'6 x 6'6 (3.20m x 1.98m)

Second Floor

Landing

6'8 x 2'8 (2.03m x 0.81m)

Loft Room

10'4 x 10'2 (3.15m x 3.10m)

