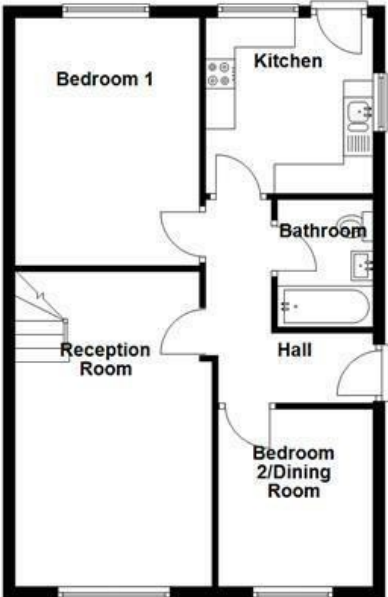
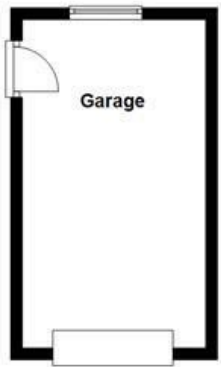
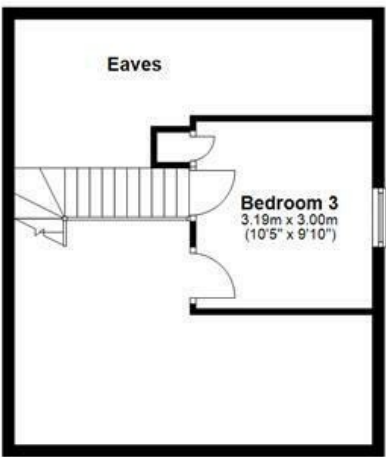


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Byron Close, Accrington, BB5 2QT Offers Over £220,000

AN EXCEPTIONAL SEMI DETACHED BUNGALOW

Nestled on the charming Byron Close, Accrington, this exceptional semi-detached bungalow offers a delightful blend of comfort and potential. Set on an impressive plot, the property boasts ample off-road parking, making it convenient for both residents and guests. The enviable wrap-around gardens provide a serene outdoor space, perfect for relaxation or entertaining, while the impressive detached garage adds further utility.

Inside, the bungalow features three generously sized double bedrooms, ensuring plenty of space for family or guests. The modern kitchen is well-equipped, making meal preparation a pleasure, and the contemporary bathroom adds to the overall appeal of the home. An abundance of storage space throughout the property ensures that everything has its place, contributing to a tidy and organised living environment.

One of the standout features of this property is the fantastic eave space, which presents an exciting opportunity for renovation. With the potential to create an impressive dormer, this space could be transformed to suit your needs, whether that be to create additional bedrooms, a home office, or a creative retreat.

Situated in a highly sought-after estate, this bungalow is in a desirable location that combines tranquility with accessibility. It is an ideal choice for those seeking a comfortable home with the potential for further enhancement. This property truly represents a wonderful opportunity to create your dream living space in a lovely community.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Byron Close, Accrington, BB5 2QT

Offers Over £220,000

 3  1  1  D

- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Viewing Essential
 - Sought After Location
- Council Tax Band C
 - Ample Indoor And Outdoor Space
 - Modern Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
 - Ideal Home For A Small Family Or Couple Wishing To Downsize
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

10'6 x 9'7 (3.20m x 2.92m)

Central heating radiator, meter cupboard, doors to reception room, kitchen, bedroom one, bedroom two/dining room and bathroom.

Reception Room

17'7 x 11' (5.36m x 3.35m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point and stairs to first floor.

Kitchen

9'11 x 9'6 (3.02m x 2.90m)

Two UPVC double glazed windows, central heating radiator, range of white gloss wall and base units, slate effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated double oven, four ring induction hob, extractor hood, integrated fridge freezer, plumbed for washing machine, lino flooring and UPVC double glazed frosted door to rear.

Bedroom One

13'10' x 10'3 (4.22m' x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Two/Dining Room

9'11 x 8'9 (3.02m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

7'1 x 5'5 (2.16m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with direct feed rainfall shower and rinse head, waterfall mixer tap, tiled elevation and tiled floor.

First Floor

Landing

Bedroom Three

10'5 x 9'10 (3.18m x 3.00m)

UPVC double glazed window, central heating radiator, storage cupboard and door to eaves.

Eaves

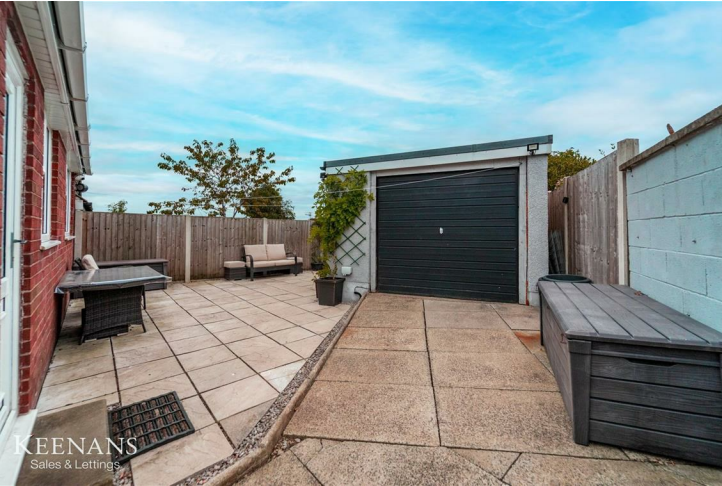
23'9 x 20'8 (7.24m x 6.30m)

Power, lighting and Worcester boiler.

External

Rear

Enclosed garden with paving, decking, bedding areas and access to garage.



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