



4 Ellerbeck Road

, Accrington, BB5 5AN

Offers Over £280,000



WOW! STUNNING TWO-BEDROOM TRUE BUNGALOW WITH SUPERB DETACHED ANNEXE AND DOUBLE-SIZED PLOT! A rare opportunity to purchase this beautifully presented two-bedroom mature semi-detached true bungalow, occupying an impressive double-sized plot and benefiting from a purpose-built detached annexe. Offering exceptional versatility, the annexe is ideal for teenagers, dependent relatives, guests, a home office or additional independent living accommodation. Situated in an excellent and convenient location in Accrington, the property is close to a range of local amenities, shops and bus routes, with easy access to Accrington town centre and surrounding areas. The bungalow has been beautifully maintained and presented to a high standard throughout. The accommodation comprises an Entrance Porch with attractive arched leaded-glazed doors, leading into the welcoming Reception Hallway with useful storage



Entrance
UPVC Double Glazed Door to the Porch.

Porch
Leaded glazed double Doors Leading to the Hallway. Tiled Floor

Hallway
Central Heating Radiator. Picture Rail, Wood Effect Flooring Open to the Inner Hallway

Inner Hallway
Loft Access, Fitted storage with panelled sliding doors housing the central heating boiler, Fitted Storage, Wood Effect Flooring.

Dining Area 9'11 x 8'10 (3.02m x 2.69m)
Fitted Floor to Ceiling Storage, Coved Ceiling, Wood Effect Flooring Open to the Reception Room.

Reception Room 16'6 x 9'2 (5.03m x 2.79m)
UPVC Double Glazed Window and Central heating Radiator. Wood Effect Flooring. UPVC Double Glazed Patio Doors leading to the rear garden.

Kitchen 16'10 x 9'10 (5.13m x 3.00m)
UPVC Double Glazed Window and Central Heating Radiator. Range of Fitted Cream Gloss Wall and Base Units, Granite Effect Work Surfaces, Stainless Steel one and half sink, drainer and mixer tap. Integrated Electric Oven and Four Ring Induction Hob. Integrated Dishwasher, Integrated Washing Machine. Breakfast Bar, LED Under Unit Lighting, Karndean Flooring and UPVC Double Glazed Door to the Rear.

Bedroom One 14'7 x 12'7 (4.45m x 3.84m)
UPVC Double Glazed Bay Window and Central Heating Radiator. Range of fitted wardrobes.

Bedroom Two 12' x 11'10 (3.66m x 3.61m)
UPVC Double Glazed Window and Central Heating Radiator. Fitted Wardrobes.

Shower Room 9'6 x 5'0 (2.90m x 1.52m)
Three piece suite comprising of a double base shower enclosure, wash basin with Vanity unit and storage cupboard in Grey and WC. Part Tiled Elevations, Part PVC Panelled Elevations. Extractor Fan, Spotlights and Wood Effect Flooring.

External
The property occupies a much larger than average plot, offering excellent outdoor space with a paved, well-stocked front garden and gated access. A generous driveway provides ample off-road parking for multiple vehicles, with private front, side and rear patios, mature stocked gardens, shrubs, planters and lawn. There is also access to the detached annexe and summerhouse.

Annex

Entrance
UPVC Double Glazed Patio Doors to the Reception/Kitchen Room.

Reception Room/Open Plan Kitchen 16'06 x 11'11 (5.03m x 3.63m)
UPVC Double Glazed Window and Electric Heater. Newly fitted Fitted kitchen area with electric hob and sink unit.

Bedroom 10'08 x 8'11 (3.25m x 2.72m)
UPVC Double Glazed Window and Electric Heater. Loft Access, Door to Wetroom.

Wet Room 8'11 x 4'10 (2.72m x 1.47m)
UPVC Double Glazed Window, Electric Chrome Heated Towel Rail. Electric Feed Shower, Wash Basin with Vanity Unit and WC. Extractor Fan, UPVC Panelled Elevations with Wood Effect Flooring.

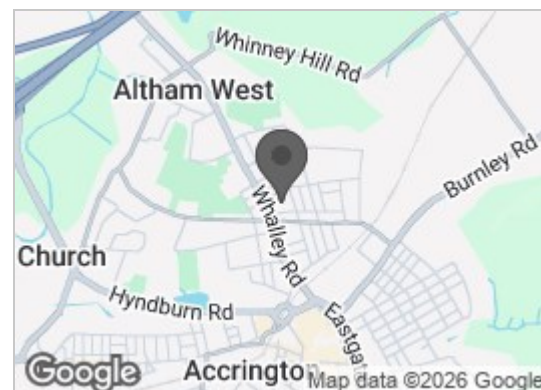
Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

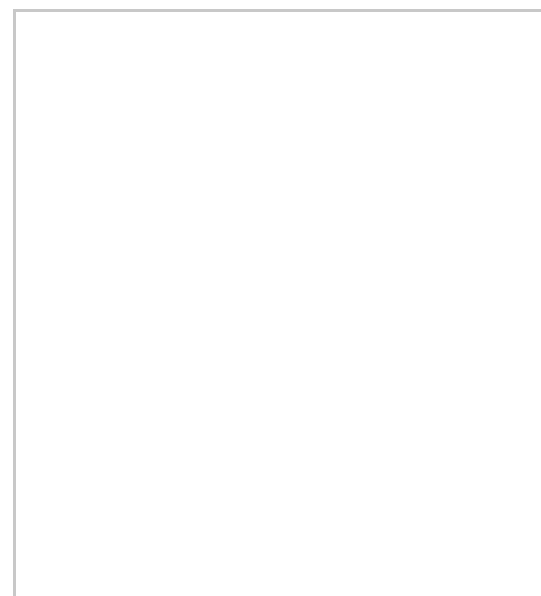
Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

AML
Anti-Money Laundering (AML) Checks – To help keep the buying process safe and secure, we are required by law to carry out Anti-Money Laundering (AML) and identity checks for all purchasers. Once your offer has been accepted, a fee of **£48.00 (including VAT) per purchaser** will be payable to cover the cost of these mandatory checks. Completing them promptly helps avoid delays and allows your purchase to progress as smoothly as possible.

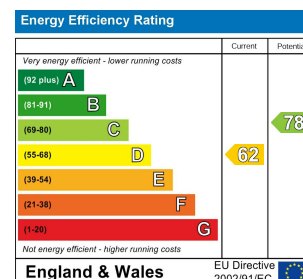
Area Map



Floor Plans



Energy Efficiency Graph



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.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD
Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com