




| Energy Efficiency Rating                    |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) A                                 |  |                         | 85  |
| (81-91) B                                   |  |                         |   |
| (69-80) C                                   |  |                         |   |
| (55-68) D                                   |  |                         |   |
| (39-54) E                                   |  | 52                      |   |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Manchester Road, Accrington, BB5 2QF

### Offers Over £160,000

DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE PROPERTY

Located on Manchester Road in Accrington, this charming three-bedroom mid-terrace house offers a delightful blend of modern living and spacious comfort. As you step inside, you will be greeted by an inviting open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. The two living areas provide ample space for relaxation, ensuring that everyone can find their own nook to unwind.

The property boasts three generously sized double bedrooms, each designed to offer a peaceful retreat at the end of the day. The large, modern family bathroom is both stylish and functional, catering to the needs of a busy household.

One of the standout features of this home is its deceptively spacious layout, which maximises every inch of space, making it feel even larger than it is. The neutral decor throughout allows for easy personalisation, making it ready for you to move in and make it your own.

Outside, the rear yard provides a private outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the garage offers convenient storage or parking options.

Manchester Road, Accrington, BB5 2QF

Offers Over £160,000

 3  1  2  E

- Three Generously Sized Bedrooms
- Council Tax Band B
- EPC Rating E
- Easy Access To Major Network Links
- Tenure Leasehold
- Deceptively Spacious Mid Terraced Property
- Enclosed Rear Yard With Access To A Garage For Storage Use
- Viewing Essential
- Neutral Decor Throughout
- On Street Parking

### Ground Floor

#### Entrance Vestibule

3'11 x 3'8 (1.19m x 1.12m)

#### Hall

11'2 x 3'4 (3.40m x 1.02m)

#### Reception Room One

12'7 x 11'1 (3.84m x 3.38m)

#### Reception Room Two

15'10 x 14'9 (4.83m x 4.50m)

#### Kitchen

11'11 x 7'8 (3.63m x 2.34m)

### First Floor

#### Landing

10'11 x 9'5 (3.33m x 2.87m)

#### Bedroom One

9'11 x 8'3 (3.02m x 2.51m)

#### Bedroom Two

15' x 8' (4.57m x 2.44m)

#### Bedroom

11'3 x 6'2 (3.43m x 1.88m)

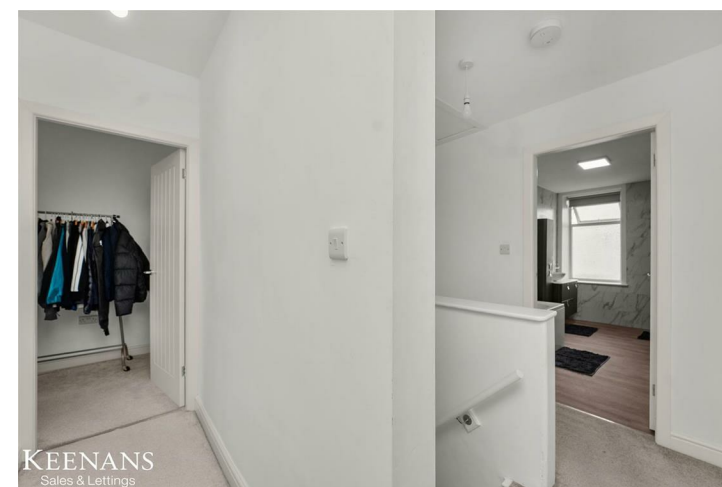
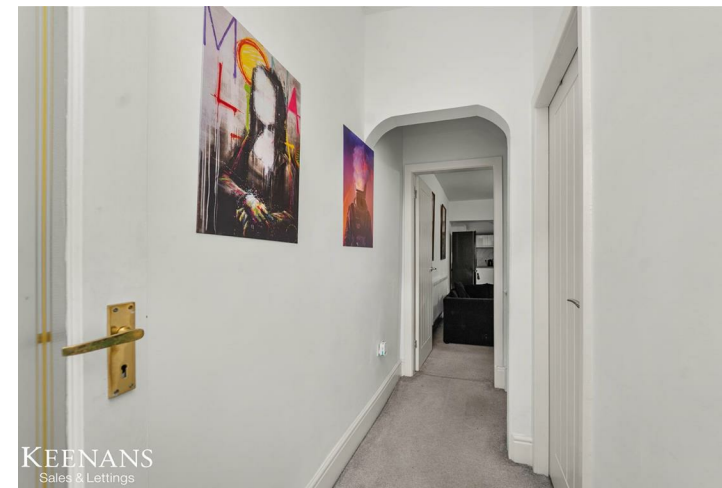
#### Bathroom

11'7 x 7'3 (3.53m x 2.21m)

#### External

#### Garage

11' x 9'6 (3.35m x 2.90m)



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