



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Whalley Road, Accrington, BB5 5SB

### £249,950

CHARMING TWO BEDROOM DETACHED TRUE BUNGALOW - NO CHAIN

Located in the sought-after area of Whalley Road, Clayton Le Moors, this spacious two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen is perfect for culinary enthusiasts, offering ample space for meal preparation and entertaining.

Both double bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The bright conservatory adds an extra dimension to the living space, ideal for enjoying the garden views throughout the seasons. The bungalow features a modern shower room, complemented by a separate WC for added convenience.

Outside, the low-maintenance rear garden offers a tranquil space for outdoor enjoyment, whether it be for gardening or simply unwinding in the fresh air. Additionally, the property benefits from a driveway, providing off-road parking for your vehicles.

This delightful bungalow is perfect for those looking to downsize or for first-time buyers seeking a lovely home in a desirable location. With its combination of comfort, practicality, and charm, this property is not to be missed.

# Whalley Road, Accrington, BB5 5SB

£249,950



- Exceptional Detached True Bungalow
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating E
- Two Bedrooms
- Immaculate Presentation Throughout
- Tenure TBC
- Two Piece Shower Room and Separate WC
- Low Maintenance Externals
- Council Tax Band C

## Entrance Vestibule

3'9 x 2'6 (1.14m x 0.76m)

UPVC double glazed front door, feature wall light, tiled flooring and composite double glazed frosted door to hall.

## Hall

13'1 x 9'4 (3.99m x 2.84m )

Electric radiator, loft access, smoke detector, wood effect laminate flooring, doors leading to reception room, kitchen/dining area, two bedrooms, shower room and WC.

## Reception Room

14'4 x 11'11 (4.37m x 3.63m)

UPVC double glazed bay window, UPVC double glazed window, electric radiator, coving, log burner with brick surround and wood effect laminate flooring.

## Kitchen/Dining Area

12'10 x 10'1 (3.91m x 3.07m)

UPVC double glazed window, electric radiator, range of panelled wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, coving, part wood panelled elevations, wood effect laminate flooring and door to rear porch.

## Rear Porch

3'1 x 3'0 (0.94m x 0.91m)

Tiled flooring, doors leading to coal store, utility and composite double glazed frosted door to rear.

## Utility

5'10 x 2'5 (1.78m x 0.74m )

UPVC double glazed frosted window, plumbing for washing machine, tiled elevations and flooring.

## Bedroom One

13'6 x 11'11 (4.11m x 3.63m)

UPVC double glazed bay window, electric radiator, coving, dado rail and wood effect laminate flooring.

## Bedroom Two

12'0 x 9'5 (3.66m x 2.87m )

Electric radiator, coving, wood effect laminate flooring and UPVC double glazed French doors to conservatory.

## Conservatory

14'2 x 10'5 (4.32m x 3.18m)

UPVC double glazed windows, polycarbonate roof, electric radiator, tiled flooring and UPVC double glazed French doors to rear.

## Shower Room

7'0 x 6'0 (2.13m x 1.83m)

UPVC double glazed frosted window, electric radiator, vanity top wash basin with mixer, electric feed shower enclosed, part PVC panelled elevations and wood effect lino flooring.

## WC

3'7 x 2'6 (1.09m x 0.76m)

UPVC double glazed frosted window, dual flush WC, wood cladding to ceiling, spotlights, part PVC panelled elevations and wood effect lino flooring.

## External

## Rear

Enclosed garden with paving, stone chippings and bedding areas.

## Front

Artificial lawn, mature shrubbery, slate chippings, steps to entrance and block paved driveway.

