



Farrow & Farrow

ESTATE & LETTING AGENTS



- Manchester Road, Baxenden, Accrington
- 2 Bedrooms PLUS Attic Studio Room
- Good Size Living Accommodation
- Convenient & Sought After Location
- Basement Store & Rear Patio Yard
- Ideal For Accrington & Rossendale
- VIEWING HIGHLY RECOMMENDED - By Appointment Only
- Contact Us NOW To View

470, Manchester Road, Accrington, BB5 2QL

£160,000

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*** NEW *** - 2 BEDROOM PLUS ATTIC ROOM, MID STONE TERRACE IN SOUGHT AFTER & CONVENIENT LOCATION - Good Size Living Accommodation, Well Located For All Local Amenities / Accrington / Rossendale, Rear Patio Yard - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View!!!



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	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Manchester Road, Baxenden, Accrington is a 2 bedroom mid terrace home with a further attic room adding further living space too. Set in a convenient position which is within easy reach of local amenities, Accrington Town Centre and transport connections too, this property also offers a rear Patio Yard too. Viewing here is most highly recommended and available now, by appointment only, through our Rawtenstall office - Contact Us NOW To View.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining Kitchen with Under Stairs Store. Off the first floor Landing are Bedrooms 1 & 2, the Bathroom and stairs up to the further Attic Bedroom. There is also a Basement Store too. Externally, to the rear of the property is a Paved Patio Yard too.

Situated in popular Baxenden, the property enjoys a convenient location, together with excellent public transport links and easy access to the M65, making commuting to Blackburn, Burnley and Manchester straightforward.

Vestibule 4'4" x 3'5"

Lounge 14'3" x 14'9"

Kitchen/Dining Room 14'7" x 14'8"

Store Room 3'1" x 10'10"

Landing 6'0" x 8'2"

Bedroom 1 11'6" x 15'2"

Bedroom 2 8'4" x 9'3"

Bathroom 14'8" x 5'4"

Attic Studio Bedroom 14'9" x 15'2"

Rear Patio Yard

Agents Notes

Disclaimer

