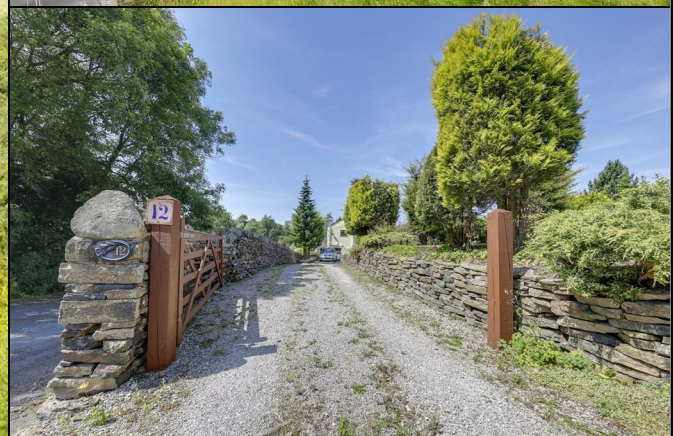




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ESTATE & LETTING AGENTS



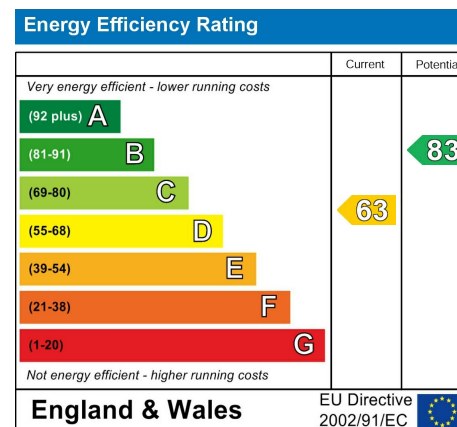
- Northfield Road, Rising Bridge
- Beautiful, 3 Bedroom Semi-Detached
- Character Property Full of Period Charm
- Fantastic Gardens
- Detached Garage with Ample Off Road Parking
- 3 Bedrooms, Master En-Suite
- Ideally Situated for Motorway Access
- Viewing Highly Recommended

12, Northfield Road, Accrington, BB5 2DY

£475,000

12, Northfield Road, Accrington, BB5 2DY

*** NEW *** - SUPERB 3 BEDROOM SEMI-DETACHED CHARACTER PROPERTY FULL OF CHARM - Lovely Presentation Throughout, Bags of Character, Downstairs Bathroom, Detached Garage, Ample Off Road Driveway Parking, Lovely Gardens - VIEWING HIGHLY RECOMMENDED



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.

Northfield Road, Rising Bridge, Accrington is a lovely 3 bedroom period cottage, with 2 separate reception rooms plus a large study/hall/reception entrance too. Brought to the market with a wealth of character, the property also has great outdoor space, with a detached garage, ample off road driveway parking and good size garden too. With the benefit of a downstairs bathroom, this property offers flexible and versatile accommodation in a lovely setting, with an attractive view out.

Internally, the property briefly comprises: Entrance Porch, Reception Hallway with Store, Downstairs Bathroom with Store Room, Lounge, Dining Room, Rear Hall, Breakfast Kitchen, Utility Room and Side Porch. Off the first floor Landing are Bedroom 1 with En-Suite Bathroom, Bedroom 2 and Bedroom 3 with WC. There is also a Cellar Store Room to the lower ground floor. Externally, in addition to the Detached Garage, the property offers ample off road Driveway Parking and good size Gardens with an attractive outlook too.

Within easy reach of M65/M66 motorway network connections, this is a property which is ideal for those seeking idyllic semi-rural living, with beautiful countryside surroundings and convenient access to excellent transport connections too.

- Porch 5'1" x 3'11"**
- Entrance Hallway / Study 12'0" x 10'0"**
- Bathroom 7'5" x 5'1"**
- Lounge 15'0" x 15'4"**
- Dining Room 11'8" x 15'3"**
- Kitchen/Breakfast Room 9'4" x 14'5"**
- Utility 3'11" x 8'8"**
- Hall 4'4" x 5'0"**
- Side Porch 3'0" x 5'0"**
- Landing**
- Bedroom 1 15'1" x 11'9"**
- En-suite Bathroom 10'5" x 7'7"**
- Bedroom 2 13'5" x 15'7"**
- Bedroom 3 11'7" x 7'2"**
- WC 2'7" x 5'2"**
- Cellar / Store 8'1" x 10'9"**
- Front Driveway**
- Detached Garage 17'11" x 12'8"**
- Front Patio & Garden**
- Side Garden**
- Rear Garden**
- Agents Notes**
- Disclaimer**

