



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 83        |
| (39-54) E                                   |                         |           |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Accrington Road, Burnley, BB11 5DP

### £150,000

AN OUTSTANDING, FULLY RENOVATED MID TERRACED PROPERTY

Nestled on Accrington Road in Burnley, this exquisite mid-terraced house has been fully renovated to an exceptional standard, offering a perfect blend of modern living and stylish interiors. The property boasts three generously sized double bedrooms, providing ample space for family life. The two inviting living rooms create a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

At the heart of the home lies a fantastic open-plan kitchen, designed with contemporary fixtures and fittings that cater to the needs of today's families. The spacious layout ensures that this property is not only aesthetically pleasing but also functional, making it the perfect family home ready for you to move straight into.

One of the standout features of this property is its position; it is not overlooked from the front, allowing for a sense of privacy while still being conveniently located. Residents will appreciate the proximity to local bus routes, schools, and various amenities, as well as easy access to major motorway and network links, making commuting a breeze.

Every detail has been meticulously considered, with all major work completed and the property beautifully decorated throughout. This home is a true gem, offering a harmonious blend of comfort, style, and convenience, making it an ideal choice for families or anyone seeking a high-quality living space in Burnley. Don't miss the opportunity to make this stunning property your new home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Accrington Road, Burnley, BB11 5DP  
£150,000

 3  1  2  D

- Exceptional Mid Terrace Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - Immaculate Presentation Throughout
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Low Maintenance Externals
  - Council Tax Band A

Ground Floor

Entrance Vestibule

3'10 x 3'3 (1.17m x 0.99m )  
UPVC double glazed frosted front door, coving, dado rail, meter cupboard, original tiled flooring and open to hall.

Hall

11'1 x 3'3 (3.38m x 0.99m )  
Central heating radiator, coving, corbel, dado rail, doors leading two reception rooms and stairs to first floor.

Reception Room One

14'7 x 11'4 (4.45m x 3.45m )  
UPVC double glazed bay window, central heating radiator, coving, picture rail and pendant lighting.

Reception Room Two

15'1 x 14'1 (4.60m x 4.29m)  
UPVC double glazed window, central heating radiator, coving, ceiling rose, dado rail, wood panelled elevation, living flame electric fire, television point, under stairs storage and door to kitchen.

Kitchen

19'9 x 9'2 (6.02m x 2.79m )  
UPVC double glazed box window, upright central heating radiator, range of matte wall and base units with marble effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor hood, space for American-style fridge freezer, integrated Baxi boiler, spotlights, smoke detector, plumbing for washing machine, space for dryer, wood effect lino flooring and door to WC.

WC

5'2 x 3'2 (1.57m x 0.97m )  
Central heating radiator, dual flush WC, feature wall light and wood effect lino flooring.

First Floor

Landing

9'10 x 4'8 (3.00m x 1.42m)  
Loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

15'2 x 12'1 (4.62m x 3.68m)  
UPVC double glazed window, central heating radiator, wood panelled elevation and fitted wardrobe.

Bedroom Two

11'10 x 7'5 (3.61m x 2.26m )  
UPVC double glazed window, central heating radiator, coving and wood panelled elevation.

Bedroom Three

11'10 x 7'4 (3.61m x 2.24m )  
UPVC double glazed window, central heating radiator, coving and acoustic wood panelled elevation.

Bathroom

6'2 x 5'9 (1.88m x 1.75m)  
Central heated towel rail, P-shaped panel bath with mixer tap and overhead direct feed shower, wall mounted wash basin with traditional taps, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed yard with outbuilding and gate to shared access.

Front

Raised garden with stone chippings and paved steps.



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