



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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			
		70	81

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.

## India Street, Accrington, BB5 1SD

£750

Welcome to this charming property located on India Street in the popular area of Accrington. This delightful mid terraced house boasts three generously sized bedrooms, spacious reception room and outside space to the rear. Situated in a popular area, this house provides not only a comfortable living space but also the convenience of being close to local amenities, schools, and transport links. View early to avoid disappointment!

The property comprises briefly; entrance via the vestibule into a welcoming reception room that leads through to the inner hall. The inner hall has a door to the kitchen and staircase to the first floor. The kitchen has access to the rear. The first floor landing houses doors on to three generously sized bedrooms, and a three piece bathroom. Externally to the rear of the property is an enclosed yard.

For further information or to arrange a viewing please contact our lettings team office at your earliest convenience.

# India Street, Accrington, BB5 1SD

£750

 3  1  1  C

- Terraced House
- Fitted Kitchen
- EPC Rating: C
- Three Bedrooms
- Enclosed Rear Yard
- Council Tax Band: A
- Three Piece Bathroom
- On Road Parking

## Ground Floor

### Vestibule

Composite entrance door and door to reception room.

### Reception Room

13'10 x 13'8 (4.22m x 4.17m)

UPVC double glazed window, central heating radiator, TV point, gas fire with decorative surround and door to inner hall.

### Inner Hall

Stairs to first floor and door to kitchen.

### Kitchen

13'7 x 12'10 (4.14m x 3.91m)

UPVC double glazed window, central heating radiator, wall and base units with laminate worktops, space for cooker, stainless steel with draining board and mixer tap, space for fridge freezer, plumbed for washing machine, breakfast bar, laminate floor and door to rear.

## First Floor

### Landing

Loft access, doors to three bedrooms and bathroom.

### Bedroom One

13'9 x 9'5 (4.19m x 2.87m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10' x 7'2 (3.05m x 2.18m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'5 x 7'1 (2.87m x 2.16m)

Central heating towel rail, dual flush WC, pedestal sink, panelled bath with rinse head, part tiled elevations and laminate flooring.

### External

### Rear

Enclosed rear yard.



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