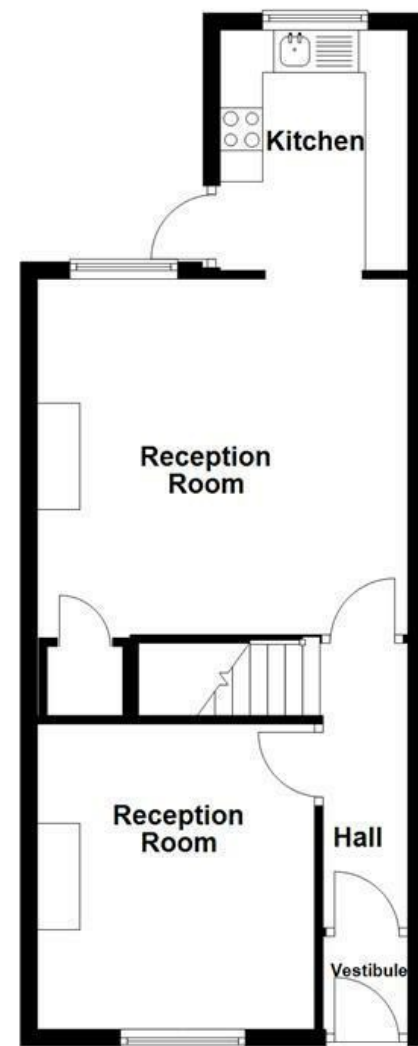
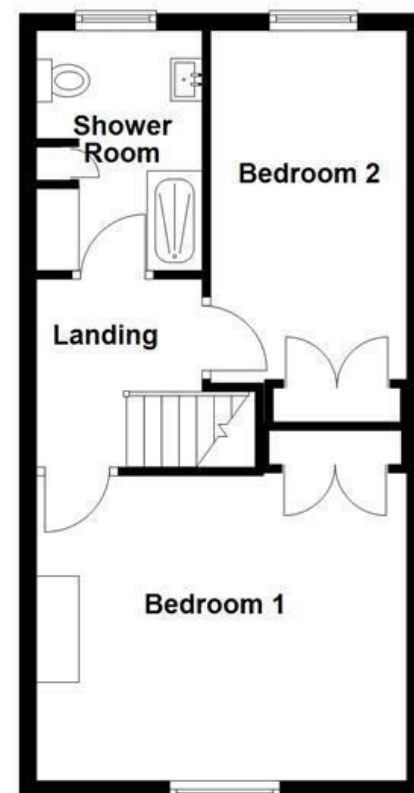


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

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.

Manor Street, Accrington, BB5 6DZ

Offers Over £110,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and open plan kitchen and living space, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Accrington. With two double bedrooms, two living areas and neutral decoration, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you openly on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to two double bedrooms and a modern shower room. Externally there is an enclosed yard to the rear with paving, decking and bedding areas. To the front there is a garden with paving and bedding areas.

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

Manor Street, Accrington, BB5 6DZ
Offers Over £110,000

 2  1  2  D

- Terraced Property
 - Modern Fitted Kitchen With Appliances
 - On Street Parking
 - EPC Rating: D
- Two Double Bedrooms
 - Three Piece Shower Room
 - Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule

3'7 x 3'3 (1.09m x 0.99m)
UPVC double glazed entrance door, coving, meter cupboard, wood effect laminate floor and hardwood single glazed door to hall.

Hall

11'3 x 3'3 (3.43m x 0.99m)
Central heating radiator, coving, dado rail, corbels, wood effect laminate floor, stairs to first floor and hardwood doors to two reception rooms.

Reception Room One

11'9 x 10'6 (3.58m x 3.20m)
UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner, stone tiled hearth, tiled surround, wood mantle and TV point.

Reception Room Two

14'4 x 13'9 (4.37m x 4.19m)
UPVC double glazed window, central heating radiator, coving, dado rail, two feature wall lights, inset electric fires, TV point, under stairs storage, wood effect laminate flooring and open access to kitchen.

Kitchen

9'3 x 7'3 (2.82m x 2.21m)
UPVC double glazed window, spotlights, gloss wall and base units, wood effect worktops, tiled splash back, composite sink with draining board and mixer tap, integrated electric oven and microwave in high rise unit, four ring induction hob, extractor hood, integrated fridge freezer, integrated washing machine, plinth lighting, PVC clad ceiling, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

7'5 x 6'6 (2.26m x 1.98m)
Dado rail and doors to two bedrooms and shower room.

Bedroom One

14'4 x 11'9 (4.37m x 3.58m)
UPVC double glazed window, central heating radiator, part wood panel elevation and over stairs storage.

Bedroom Two

13'9 x 7'7 (4.19m x 2.31m)
UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

9'3 x 6'6 (2.82m x 1.98m)
UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, vanity top wash basin with waterfall mixer tap, direct feed shower in double enclosure, extractor fan, integrated linen cupboard, part tile elevation, part granite effect panel elevation and tiled floor.

External

Front

Paving and mature shrubs.

Rear

Enclosed yard, artificial lawn, decking, paving and gated access to rear.

