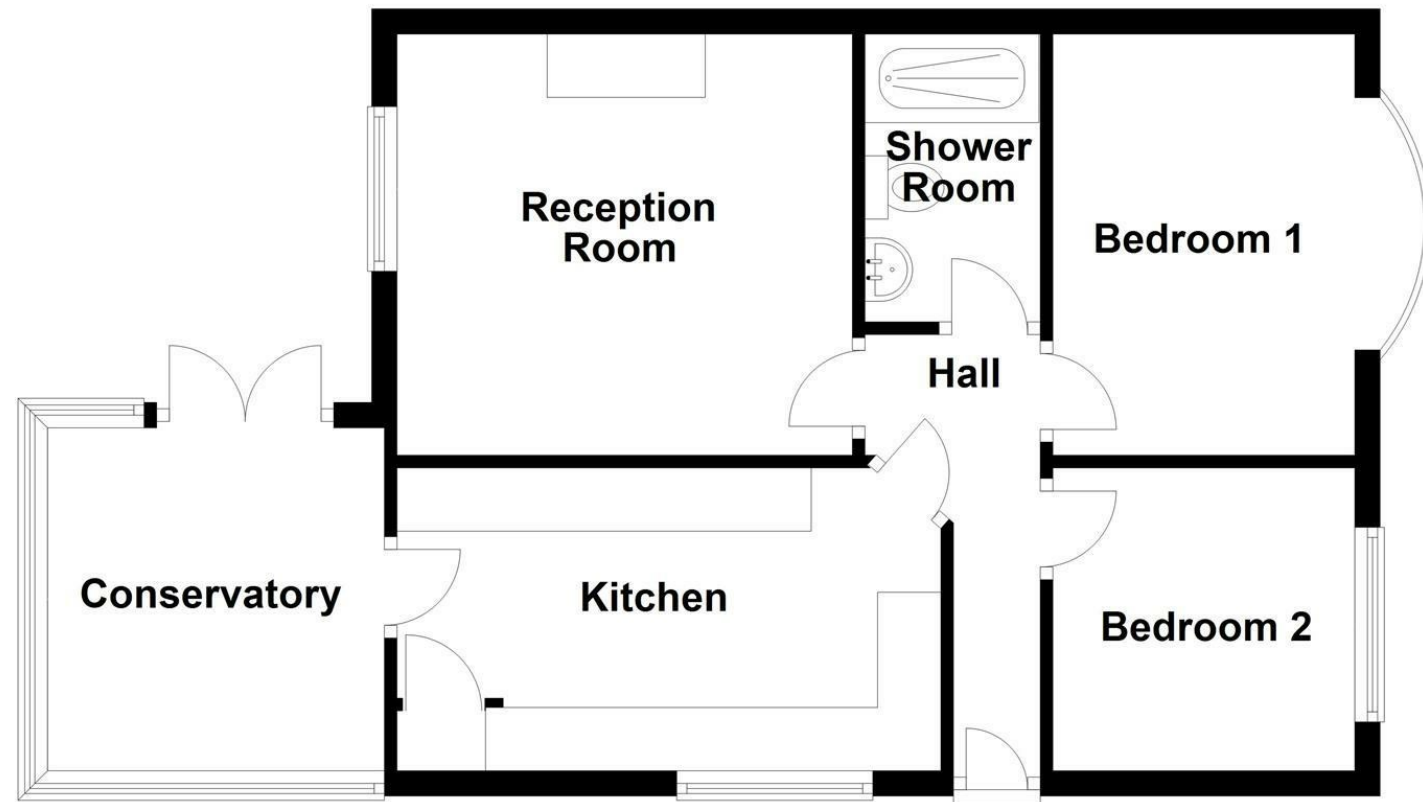


Ground Floor



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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



Balmoral Road, Accrington, BB5 6DB

£164,950

SIMPLE MODERN SINGLE STORY LIVING WITH A GARAGE

Welcome to this charming bungalow located on Balmoral Road in the picturesque town of Accrington. This lovely property boasts a cosy reception room, perfect for relaxing or entertaining guests & modern fitted kitchen with integrated appliances. With two comfortable bedrooms and a well-maintained bathroom, this bungalow offers simple single-story living at its finest. Additionally there is an enclosed patio area, a garage and off-road parking.

Step inside to discover modern appliances and tasteful decor throughout, creating a warm and inviting atmosphere. The property's semi-detached structure provides a sense of privacy and tranquillity, ideal for those seeking a peaceful retreat.

Conveniently situated close to local amenities, you'll find everything you need just a stone's throw away. Whether it's shopping, dining, or leisure activities, this location offers easy access to all the essentials.

Additionally, the property's proximity to motorway links ensures seamless travel connections, making commuting a breeze. Don't miss this opportunity to own a beautiful bungalow in a desirable location. Book a viewing today and envision the possibilities that this property holds for you!

If you would like any further information or have any questions at all please feel free to contact our Accrington branch at your convenience.

Balmoral Road, Accrington, BB5 6DB

£164,950

 **2**  **1**  **1**  **D**

- Semi Detached Bungalow
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- One Reception Room
- Conservatory
- Council Tax Band: B

Ground Floor

Hall

11'2 x 4'7 (3.40m x 1.40m)
UPVC entrance door, central heating radiator, coving, smoke alarm, laminate flooring and doors to reception room, kitchen, two bedrooms and shower room.

Reception Room

11'10 x 10'10 (3.61m x 3.30m)
UPVC double glazed window, central heating radiator, electric fire and coving.

Kitchen

14'9 x 7'10 (4.50m x 2.39m)
UPVC double glazed window, smoke alarm, coving, gloss wall and base units with laminate worktops, four ring electric hob, single oven, extractor hood, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbed for washing machine, integrated fridge freezer, spotlights, laminate flooring and door to conservatory and storage cupboard.

Conservatory

8'11 x 8'9 (2.72m x 2.67m)
UPVC double glazed window, spotlights, laminate flooring and UPVC French door to rear.

Bedroom One

10'11 x 10'10 (3.33m x 3.30m)
UPVC double glazed bow window, central heating radiator and coving.

Bedroom Two

7'10 x 7'10 (2.39m x 2.39m)
UPVC double glazed window and central heating radiator.

Shower Room

7'1 x 4'7 (2.16m x 1.40m)
Central heated towel rail, dual flush WC, pedestal wash basin, direct feed shower, extractor fan, part tiled elevation and tiled flooring.

External

Front

Block paved driveway

Side

Paved area with stone chips.



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