



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Whinfield Street, Accrington, BB5 5LY

£115,000

AN EXQUISITE END TERRACED PROPERTY WITH DETACHED GARAGE

Nestled on Whinfield Street in the charming area of Clayton Le Moors, Accrington, this exceptional end-terraced house presents a unique opportunity for prospective buyers. Set on an impressive plot, the property boasts a generously sized detached garage, making it ideal for those in need of extra storage or a workshop space. Upon entering, you will be greeted by spacious rooms that have been tastefully decorated in neutral tones, reflecting a modern aesthetic. The home has been meticulously updated to the highest standard, ensuring a comfortable and stylish living environment. The property features two well-proportioned double bedrooms, perfect for a small family or a couple seeking additional space. The beautifully landscaped garden offers a serene outdoor retreat, ideal for relaxation or entertaining guests. The modern family shower room adds to the convenience and appeal of this delightful home. Location is key, and this property does not disappoint. It is conveniently situated close to local bus routes, schools, and essential amenities, making daily life effortless. Additionally, major motorway links are easily accessible, providing excellent connectivity for commuters. In summary, this end-terraced house on Whinfield Street is a perfect blend of modern living and practicality, making it an ideal choice for those looking to settle in a welcoming community. Do not miss the chance to make this wonderful property your new home.

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£115,000

2 1 2 C

- Exquisite Two-Bedroom End-Terraced Home
 - Two Well-Proportioned Double Bedrooms
 - Off Road Parking
 - Tenure - Leasehold
- Impressive Plot And Detached Garage
 - Modern Family Shower Room
 - EPC Rating - C
- Beautifully Presented Throughout
 - Beautifully Landscaped Garden
 - Council Tax Band - A

Ground Floor

Entrance Vestibule

4'3 x 3'3 (1.30m x 0.99m)

Reception Room

13'10 x 11'6 (4.22m x 3.51m)

Inner Hall

4'7 x 2'6 (1.40m x 0.76m)

Reception Room Two

13'10 x 13'1 (4.22m x 3.99m)

Kitchen

10'3 x 7'10 (3.12m x 2.39m)

Garden Room

12'9 x 5'2 (3.89m x 1.57m)

First Floor

Landing

13'11 x 13'1 (4.24m x 3.99m)

Bedroom One

13'10 x 11'5 (4.22m x 3.48m)

Bedroom Two

10'11 x 10'7 (3.33m x 3.23m)

Shower Room

10'3 x 7'10 (3.12m x 2.39m)

External

Rear

Enclosed concrete resin yard with bedding areas with access to the garage.

Garage

17 x 13'8 (5.18m x 4.17m)

Front

Paved and gated courtyard.



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