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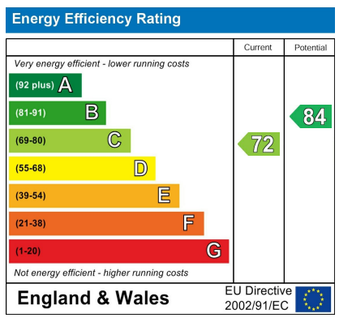











# Dill Hall Lane, Accrington, BB5 4DQ

## £160,000

AN EXCEPTIONAL TWO BEDROOM MID TERRACED PROPERTY IN A HIGHLY SOUGHT AFTER AREA

Nestled on Dill Hall Lane in the charming area of Church, Accrington, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two bedrooms are thoughtfully designed, providing a comfortable retreat for rest and rejuvenation.

The property boasts a modern bathroom, ensuring convenience and comfort for its occupants. Finished to a fantastic standard, this home is truly turn-key ready, allowing you to move in without the need for any immediate renovations or improvements.

One of the standout features of this property is the detached garage located at the rear, providing valuable additional storage or parking space. The absence of an onward chain simplifies the buying process, making it an even more appealing prospect for those looking to settle into their new home swiftly.

In summary, this two-bedroom terrace house on Dill Hall Lane is a perfect blend of style, comfort, and practicality, making it an ideal choice for first-time buyers seeking a welcoming and well-maintained home in a desirable location.

Some photos have been virtually staged to help you envision your dream home!

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.

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# Dill Hall Lane, Accrington, BB5 4DQ

## £160,000

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- Well Presented Mid Terrace Property
- Two Spacious Reception Rooms
- Fantastic First Time Buyer Home Or Investment
- Council Tax Band B
- Front And Rear Yard With Garage To The Rear
- Modern Open Plan Kitchen
- EPC Rating C
- On Street Parking
- Two Double Bedrooms
- Tenure Leasehold

### Ground Floor

### Vestibule
4'8 x 3'3 (1.42m x 0.99m )

### Hall
10'4 x 3'3 (3.15m x 0.99m )

### Reception Room One
12'2 x 11'9 (3.71m x 3.58m )

### Reception Room Two
15'9 x 13'5 (4.80m x 4.09m)

### Kitchen
15'7 x 8'2 (4.75m x 2.49m )

### First Floor

### Landing
6'7 x 6'7 (2.01m x 2.01m )

### Bedroom One
15'6 x 14'2 (4.72m x 4.32m )

### Bedroom Two
14'9 x 9'10 (4.50m x 3.00m )

### Bathroom
9'11 x 6'7 (3.02m x 2.01m )

### External

### Garage
16'1 x 10'1 (4.90m x 3.07m)

### Rear
Enclosed stone flagged yard with slate chippings and garage access.

### Front
Stone flagged path with slate chippings.



