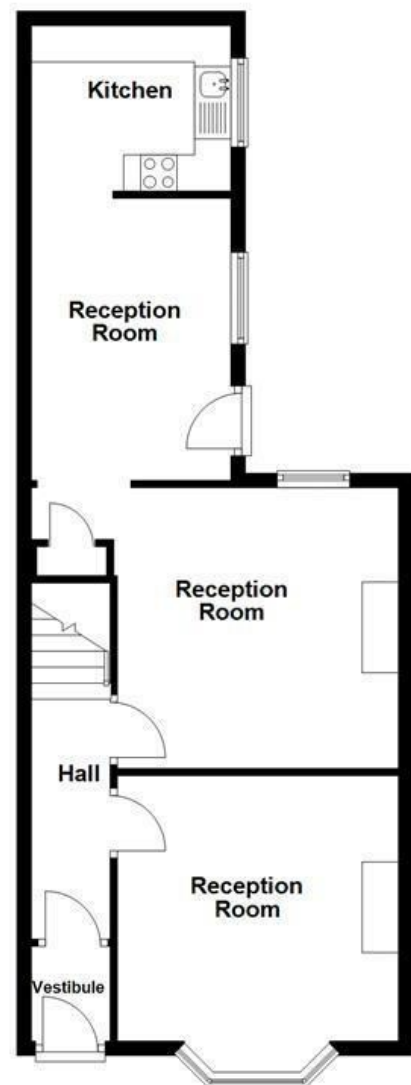


Ground Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
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.

Whalley Road, Altham West, BB5 5DH

£150,000

CHARMING THREE BEDROOM MID TERRACE PROPERTY

Located on Whalley Road in the enviable area of Altham West, Accrington, this deceptively large mid-terrace house offers a wonderful opportunity for families and individuals alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living.

Upon entering, you are greeted by a bright and spacious hallway that leads to two inviting reception rooms. These rooms flow seamlessly into a dining area and a well-equipped kitchen, creating an ideal setting for both entertaining guests and enjoying family meals. The layout is designed to maximise space and light, making the home feel even more expansive.

The first floor boasts a generous landing that enhances the sense of openness throughout the property. The large bathroom is a notable feature, complemented by a separate WC for added convenience. Each bedroom is thoughtfully designed to provide a peaceful retreat, ensuring a restful night's sleep.

Outside, the property benefits from both a front and rear yard, offering outdoor space for relaxation or gardening. The location is particularly advantageous, situated close to Accrington Stanley and with excellent motorway links, making commuting and accessing local amenities a breeze. The town centre is also within easy reach, providing a variety of shops, cafes, and services.

This property is a true gem, combining space, comfort, and a prime location. It is perfect for those seeking a family home or a spacious living environment in a vibrant community. Don't miss the chance to make this delightful house your new home.

Whalley Road, Altham West, BB5 5DH

£150,000

 3  1  3  C

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Bathroom And Separate Two Piece WC
 - Tenure: Leasehold
- Three Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: B

Ground Floor

Vestibule

4'3 x 3'7 (1.30m x 1.09m)

UPVC double glazed frosted entrance door, coving, tiled floor and UPVC double glazed door to hall.

Hall

10'5 x 3'7 (3.18m x 1.09m)

Central heating radiator, smoke alarm, coving, wood effect flooring, stairs to first floor and door to two reception rooms.

Reception Room One

12'9 x 12' (3.89m x 3.66m)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail, gas fire and marble effect hearth and surround.

Reception Room Two

14'4 x 12'8 (4.37m x 3.86m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, dado rail, under stairs storage, wood effect flooring and door to reception room three.

Reception Room Three

12'9 x 9' (3.89m x 2.74m)

UPVC double glazed window, central heating radiator, space for fridge freezer, space for dryer, open access to kitchen and UPVC double glazed frosted door to rear.

Kitchen

8'1 x 7'6 (2.46m x 2.29m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor hood, stainless steel sink with draining board and mixer tap, plumbing for washing machine, plumbing for dishwasher and tiled floor.

First Floor

Landing

22'6 x 6' (6.86m x 1.83m)

Central heating radiator, loft access, storage and doors to three bedrooms, bathroom and WC.

Bedroom One

14'5 x 9'9 (4.39m x 2.97m)

UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

Bedroom Two

11'11 x 8'7 (3.63m x 2.62m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

12'7 x 7'3 (3.84m x 2.21m)

UPVC double glazed window, central heating radiator and coving.

WC

5'5 x 3'11 (1.65m x 1.19m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, part wood panel elevation and tiled floor.

Bathroom

8' x 7'8 (2.44m x 2.34m)

UPVC double glazed frosted window, central heated towel rail, spotlights, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower in corner enclosure, extractor fan, storage, wood panel elevation and tiled floor.

External

Front

Gated courtyard.

Rear

Enclosed yard with gated access to rear.

