



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		
(81-91) B		
(69-80) C	71	79
(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	

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.



Dill Hall Lane, Church, BB5 4DG

£139,950

MODERN AND SPACIOUS PROPERTY NOT TO BE MISSED

Nestled on the charming Dill Hall Lane, Church, Accrington, this mid-terrace house is a gem waiting to be discovered. The property has undergone a full modernisation, boasting a spacious, bright, and modern interior that is sure to captivate any visitor.

Step inside to find a beautifully decorated space with modern appliances that make this house a dream to live in. The easy move-in condition ensures a hassle-free transition for the new buyer, making it perfect for both first-time buyers looking to step onto the property ladder and savvy investors seeking a lucrative opportunity.

Don't miss out on the chance to make this modernised property your own book a viewing with our Accrington branch and start your journey today!

Dill Hall Lane, Church, BB5 4DG

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 **2**  **1**  **2**  **C**

- Exquisite Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Presented to Highest Standard
 - Tenure Leasehold
- Four Piece Bathroom
 - Enclosed Yard to Rear
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'1 x 3'3 (1.24m x 0.99m)

UPVC double glazed frosted front door, tiled elevations, tiled flooring and door to hall.

Hall

10'5 x 3'9 (3.18m x 1.14m)

Central heating radiator, wood effect laminate flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

11'2 x 10'8 (3.40m x 3.25m)

UPVC double glazed window, central heating radiator, picture rail, television point, cast iron log burner with exposed brick surround and stone mantel.

Reception Room Two

14'6 x 12'11 (4.42m x 3.94m)

UPVC double glazed window, central heating radiator, picture rail, cast iron log burner with exposed brick surround, wooden mantel and stone hearth, integrated shelving, wood effect laminate flooring and open access to kitchen.

Kitchen

14'4 x 8'2 (4.37m x 2.49m)

Two UPVC double glazed windows, range of wall and base units with wood effect laminate worktops and upstands, composite sink and drainer with high spout mixer tap, integrated high rise double oven, four point induction hob and integrated extractor hood, glass splashback, integrated fridge freezer, integrated microwave, plumbing for washing machine, spotlights, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

6'7 x 6'4 (2.01m x 1.93m)

Loft access, smoke detector, doors leading to two bedrooms and family bathroom.

Bedroom One

14'6 x 11'2 (4.42m x 3.40m)

UPVC double glazed window, central heating radiator, two feature wall lights, spotlights, television point and open access to storage.

Bedroom Two

12'11 x 8'0 (3.94m x 2.44m)

UPVC double glazed window, central heating radiator and part panelled elevations.

Bathroom

9'2 x 6'3 (2.79m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, part tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed paved yard with gate to shared access.

Front

Paved courtyard with bedding areas.



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