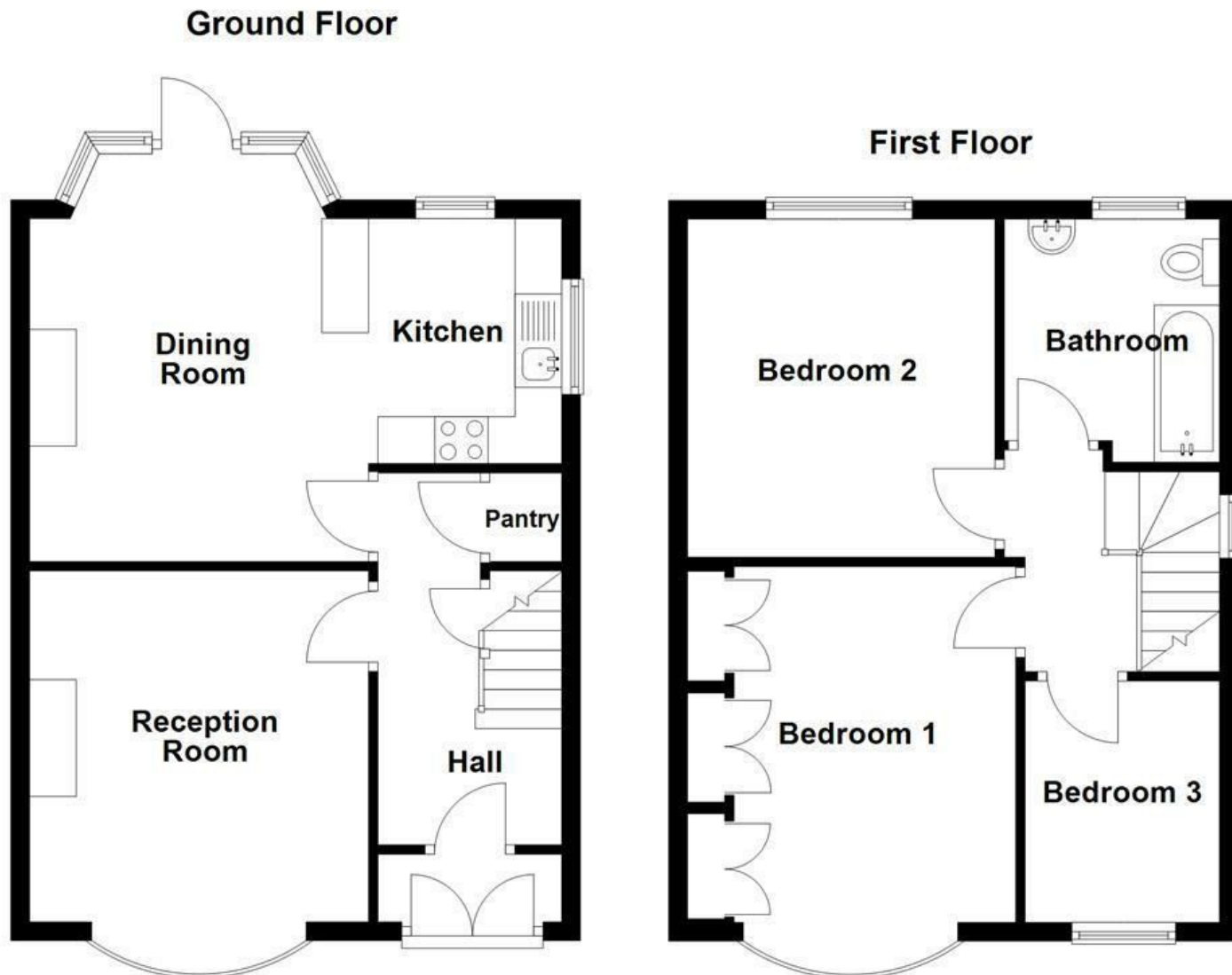




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Higher Gate Road, Accrington, BB5 6LF

Offers Over £220,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and neutral interior, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Huncoat. With wrap around garden space, open plan kitchen diner and planning permission for a single storey extension having already previously been approved, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley, Blackburn and major motorway links. Having been re-plastered and new electrics and sockets, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room and houses a staircase to the first floor. The dining room leads openly on to a fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is a generously sized laid to lawn garden with paving, stone chip and decking areas. To the front there is a stone chip garden with bedding areas and ample off road parking.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Higher Gate Road, Accrington, BB5 6LF

Offers Over £220,000

 3  1  2  E

- Beautifully Presented Semi Detached Property
 - Contemporary Fitted Kitchen
 - Ample Off Road Parking
 - EPC Rating E
- Three Bedrooms
 - Neutral Decoration Throughout
 - Tenure Leasehold
- Three Piece Bathroom
 - Immaculate Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Porch

5'10 x 2'5 (1.78m x 0.74m)

UPVC double glazed frosted leaded French front doors, tiled flooring and hardwood single glazed frosted leaded door to hall.

Hall

13'1 x 6'5 (3.99m x 1.96m)

Central heating radiator, picture rail, understairs storage, wood effect laminate flooring, doors to reception room, dining room and stairs to first floor.

Reception Room

13'6 x 11'11 (4.11m x 3.63m)

UPVC double glazed leaded bow window, central heating radiator, coving, picture rail, television point and gas fire with tiled hearth and surround.

Dining Room

14'3 x 11'11 (4.34m x 3.63m)

UPVC double glazed bay window with UPVC double glazed door to rear, central heating radiator, coving, ceiling rose, gas fire, breakfast bar and open to kitchen.

Kitchen

8'7 x 6'5 (2.62m x 1.96m)

UPVC double glazed frosted window, UPVC double glazed window, range of wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, Main Eco boiler and tiled effect vinyl flooring.

First Floor

Landing

7'7 x 6'5 (2.31m x 1.96m)

UPVC double glazed frosted window, picture rail, loft hatch, doors to three bedrooms and bathroom.

Bedroom One

14'2 x 11'5 (4.32m x 3.48m)

UPVC double glazed leaded bow window, central heating radiator, picture rail, fitted wardrobes and wood panel elevations.

Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

8'6 x 7'1 (2.59m x 2.16m)

UPVC double glazed leaded window, central heating radiator and picture rail.

Bathroom

8'6 x 7'7 (2.59m x 2.31m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, panel bath with traditional taps, direct feed rainfall shower and rinse head, pedestal wash basin with traditional taps, tiled elevations, spotlights, extractor fan, wood effect lino flooring.

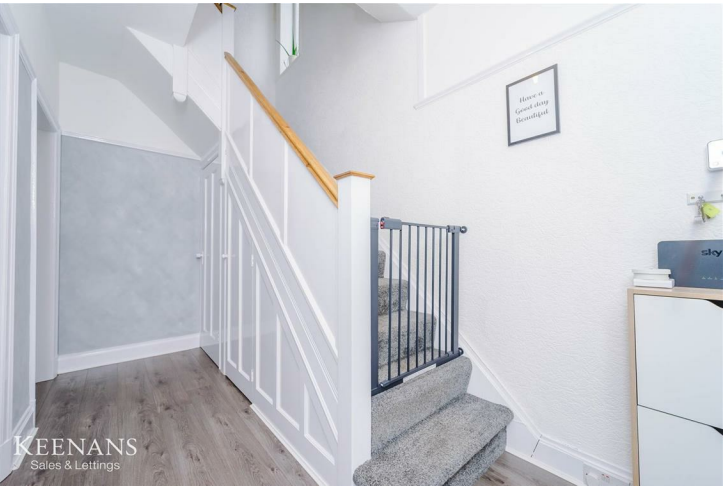
External

Rear

Laid to lawn garden with paving and wood chippings.

Front

Stone chip garden with bedding and off road parking.



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