



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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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## St. James's Mews, Church, BB5 4JR

### Offers Over £130,000

SPACIOUS TERRACED HOME ON QUIET CLOSE

Situated in the charming St. James's Mews, this delightful three-bedroom terraced house offers a perfect blend of modern living and serene surroundings. Located on a quiet close, this property provides a peaceful retreat while still being conveniently close to local amenities, ensuring that everything you need is just a short stroll away.

As you enter this spacious home, you will be greeted by a contemporary decor that flows throughout, creating an inviting atmosphere. The well-appointed living areas are designed for both relaxation and entertaining, making it an ideal space for families or those who enjoy hosting guests. The modern appliances in the kitchen enhance the functionality of the space, allowing for effortless meal preparation.

Each of the three bedrooms is generously sized, providing ample room for rest and personalisation. The layout of the home is thoughtfully designed to maximise space and light, creating a warm and welcoming environment.

This property is not just a house; it is a home that offers comfort and convenience in equal measure. Whether you are a first-time buyer or looking to settle into a new community, this mews house in Accrington is a wonderful opportunity to embrace a modern lifestyle in a tranquil setting. Do not miss the chance to make this lovely property your own.

# St. James's Mews, Church, BB5 4JR

## Offers Over £130,000



- Mid Terrace Mews Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Three Piece Bathroom Suite
- No Chain Delay
- Council Tax Band B

### Ground Floor

Laid to lawn garden, block paved drive and pathway to front entrance door.

#### Entrance Hall

4'11 x 4'3 (1.50m x 1.30m)

UPVC double glazed front door, door to reception room and stairs to first floor.

#### Reception Room

14'5 x 12'10 (4.39m x 3.91m)

UPVC double glazed leaded window, central heating radiator, coving, two feature wall lights, radiant fire with decorative fireplace, television point and double doors to dining room.

#### Dining Room

8'8 x 7'9 (2.64m x 2.36m)

Central heating radiator, wood effect vinyl flooring, door to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

9'6 x 9'4 (2.90m x 2.84m)

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

### First Floor

#### Landing

9'9 x 6'1 (2.97m x 1.85m)

Doors to three bedrooms and bathroom.

#### Bedroom One

11' 11 x 11'2 (3.35m x 3.40m)

UPVC double glazed leaded window and central heating radiator.

#### Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Three

8'11 x 6'2 (2.72m x 1.88m)

UPVC double glazed leaded window and central heating radiator.

#### Bathroom

6'9 x 5'6 (2.06m x 1.68m)

UPVC double glazed frosted window, central heating radiator, traditional flush WC, pedestal wash basin with traditional taps, panel bath with overhead electric feed shower, partially tiled elevations and tiled flooring.

### External

#### Rear

Enclosed laid to lawn garden with paving, bedding area and gate to shared access.

#### Front



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