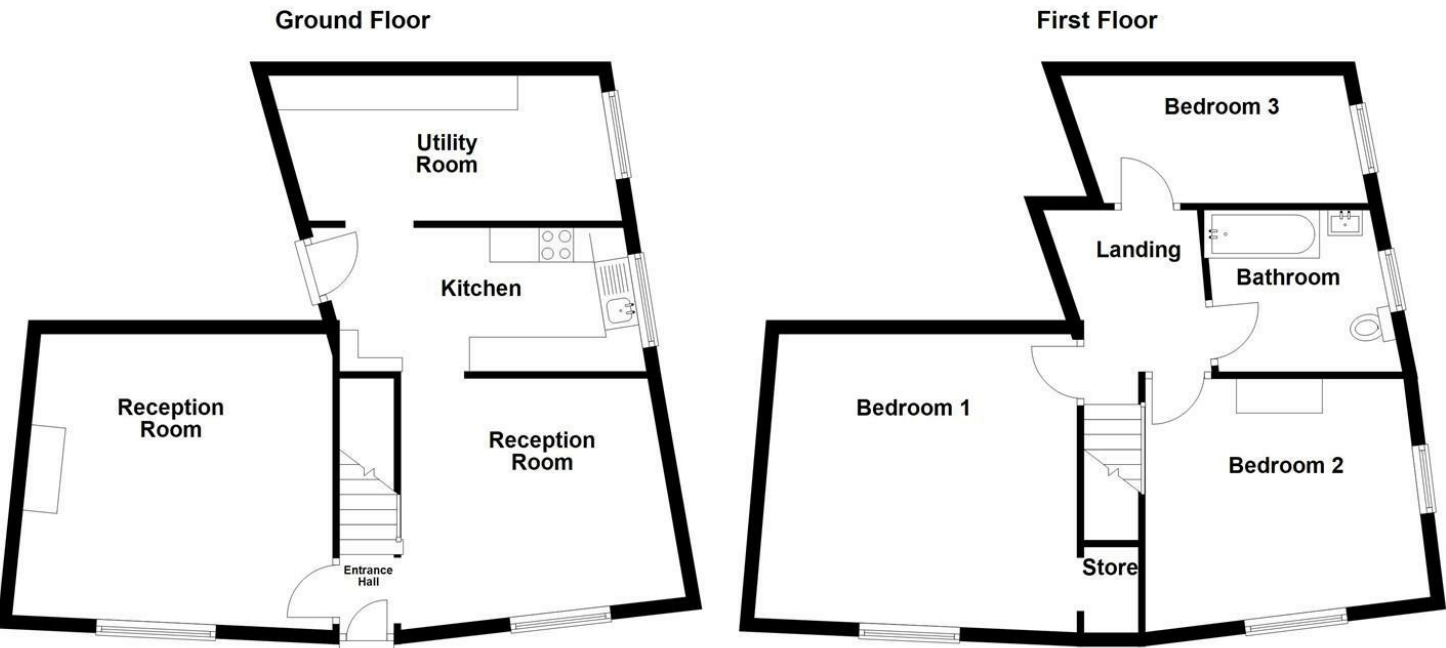




Prospect Terrace, Accrington, BB5 6NQ

Offers Over £200,000

AN OUTSTANDING FAMILY HOME

Nestled in the desirable area of Huncoat, Accrington, this remarkable end terraced house is a true gem. Set on an impressive corner plot, the property has been fully updated to an immaculate standard, making it the perfect family home ready for immediate occupancy.

Boasting three spacious double bedrooms, this residence offers ample room for a growing family. The two inviting living areas provide a comfortable space for relaxation and entertainment, ensuring that family gatherings and social occasions can be enjoyed to the fullest. The interiors are tastefully decorated in neutral tones, allowing for a seamless blend of style and comfort.

One of the standout features of this property is the generous off-road parking, a rare find in such a sought-after location. The house is not overlooked, providing a sense of privacy and tranquility, while being conveniently located across from the Huncoat railway station, making commuting a breeze.

With no chain delay, this home is ready for you to move straight in and start creating lasting memories. Whether you are a first-time buyer or looking to upgrade, this property offers everything you need for modern family living. Don't miss the opportunity to make this stunning house your new home.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  C

- An Outstanding End Terraced
- Two Living Areas
- Off Road Parking
- Tenure Leasehold
- Three Double Bedrooms
- Fully Updated And No Chain Delay
- Council Tax Band A
- Enviaible Wrap Around Garden On An Impressive Plot
- Sought After Location
- EPC Rating C

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance hallway.

Entrance Hallway

3'10 x 2'7 (1.17m x 0.79m)

Smoke alarm, LVT herringbone flooring, open to reception room two, oak door to reception room one, staircase to the first floor.

Reception Room One

15'4 x 14'2 (4.67m x 4.32m)

UPVC double glazed window, central heating radiator, meter cupboard. Venetian polished plaster on the chimney breast.

Reception Room Two

13'11 x 12'2 (4.24m x 3.71m)

UPVC double glazed window, central heating radiator, spotlights, LVT herringbone flooring, open to the kitchen. Venetian polished plaster on the chimney breast.

Kitchen

14'3 x 7'6 (4.34m x 2.29m)

UPVC double glazed window, upright central heating radiator, a range of grey glossed wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, integrated fridge, spotlights, LVT Herringbone flooring, open to the utility room, UPVC double glazed door to the rear.

Utility Room

13'4 x 6'11 (4.06m x 2.11m)

UPVC double glazed window, central heating radiator, a range of grey glossed base units, wood effect surface, space for fridge freezer, plumbing for washing machine and dryer, spotlights, integrated Baxi boiler, LVT Herringbone flooring. White goods have been supplied in the utility, this consists of Condenser, Washer and fridge freezer.

First Floor

Landing

7'1 x 5'8 (2.16m x 1.73m)

Smoke alarm, oak doors to three bedrooms and bathroom.

Bedroom One

14'10 x 14'3 (4.52m x 4.34m)

UPVC double glazed window, central heating radiator, over staircase storage cupboard. Venetian polished plaster on the chimney breast.

Bedroom Two

14'7 x 12'7 (4.45m x 3.84m)

Two UPVC double glazed windows, central heating radiator. Venetian polished plaster on the chimney breast.

Bedroom Three

13'4 x 7'7 (4.06m x 2.31m)

UPVC double glazed window, central heating radiator.

Bathroom

8'10 x 8'6 (2.69m x 2.59m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, direct feed overhead rainfall shower and rinse head, PVC panelled elevations, spotlights, LVT Herringbone flooring.

External

Wrap around slate chip garden with slate chip driveway.



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