



Lime Road, Accrington, BB5 6BJ

Offers Over £160,000

SPACIOUS TWO BEDROOM TRUE BUNGALOW IN THE HEART OF ACCRINGTON

Located on Lime Road in the charming town of Accrington, this delightful true bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retirement home.

The large reception room serves as the heart of the home, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is functional and inviting, making meal preparation a pleasure. Additionally, the modern shower room adds to the practicality of the layout, ensuring that all your daily needs are met with ease.

One of the standout features of this bungalow is its fantastic outdoor space. The front and back gardens offer a lovely setting for enjoying the fresh air, whether you wish to cultivate your green thumb or simply unwind in a tranquil environment.

Situated in a great location, this property is conveniently close to local amenities, ensuring that shops, parks, and other essential services are just a short distance away. This makes it an excellent choice for those who value accessibility without sacrificing the charm of a residential area.

In summary, this true bungalow on Lime Road presents a wonderful opportunity for anyone looking to settle in Accrington. With its generous living spaces, outdoor gardens, and proximity to amenities, it is a property that truly deserves your attention.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(81-91) B		
(69-80) C		
(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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- Tenure Leasehold
 - On Street Parking
 - Three Piece Shower Room
 - Easy Access To major Commuter Routes
- Council Tax Band A
 - Two Double Bedrooms
 - Ideal Home For A Couple Or Single Occupancy
- EPC Rating D
 - Fitted Kitchen
 - Envious Garden Space

Ground Floor

Entrance

UPVC part double glazed frosted leaded door to entrance porch.

Porch

12'7 x 3'2 (3.84m x 0.97m)

UPVC double glazed leaded windows, wood effect laminate flooring and UPVC double glazed leaded door to reception room.

Reception Room

15'8 x 11'8 (4.78m x 3.56m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with decorative surround, doors to bedroom one, bedroom two and kitchen, wood effect laminate flooring.

Bedroom One

8'10 x 9' (2.69m x 2.74m)

UPVC double glazed leaded window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Two

12' 11'11 (3.66m 3.63m)

UPVC double glazed leaded window, central heating radiator and coving.

Kitchen

10'4 x 8'10 (3.15m x 2.69m)

UPVC double glazed leaded window, coving, range of wall and base units, marble effect work top, integrated oven, four ring electric hob, marble effect splash back, extractor hood, composite sink and drainer with mixer tap, plumbed for washing machine, dryer, space for under counter fridge and freezer, loft access, door to shoer room, tiled floor and UPVC double glazed part frosted leaded door to rear.

Shower Room

9' x 5'4 (2.74m x 1.63m)

UPVC double glazed frosted leaded window, central heating radiator, coving, dual flush WC, vanity top wash basin with mixer tap, enclosed electric feed shower, access to boiler and lino flooring.

External

Front

Enclosed paved garden with bedding areas and stone chippings.

Rear

Enclosed garden with outdoor water tap.



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