



Total area: approx. 66.8 sq. metres (718.5 sq. feet)

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.



## Ashben, Talbot Road, Accrington, BB5 5EW

£250,000

NEWLY BUILT TRUE BUNGALOW WITH 10 YEAR BUILD ZONE WARRANTY

This two bedroom, modern bungalow is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. This property is perfect for a professional couple or someone looking to downsize to a long term home ready to move into. The property boasts a luxury fitted kitchen, spacious reception room and contemporary four piece bathroom. Additionally, the property boasts the added benefit of solar panels, promoting energy efficiency and reducing utility costs, which is a significant advantage in today's eco-conscious world.

Comprising briefly; entrance via the hallway which has wooden doors to the cloakroom forming storage cupboards to facilitate washer and dryer, cloaks and boiler as well as flowing internally into the reception room. The large reception room is open to the kitchen and inner hall which has wooden doors to both bedrooms and a four piece family bathroom. Externally, to the rear is a laid to lawn garden area with paved patio and to the front is a driveway providing off road parking for two vehicles with an EV charging point.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	94
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Ashben, Talbot Road, Accrington, BB5 5EW

£250,000



- Stylish Detached True Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating A
- Two Bedrooms
- Solar Panels Installed
- Tenure Leasehold
- Luxury Four Piece Bathroom
- Spacious Interior
- Council Tax Band TBC

## Entrance Hall

6'4 x 4'6 (1.93m x 1.37m)

UPVC double glazed Rockdoor front door, UPVC double glazed window, central heating radiator, spotlights, wood flooring, wooden doors forming storage cupboard for washer, dryer, cloaks, boiler and wooden door leading into reception room.

## Reception Room

18'1 x 16'2 (5.51m x 4.93m)

Three UPVC double glazed windows, two central heating radiators, spotlights, newly carpeted, UPVC French doors to rear, open to kitchen and inner hall leading two bedrooms and bathroom.

## Kitchen

8'5 x 7 (2.57m x 2.13m)

UPVC double glazed window, mix of wall and base units with light oak interior, laminate worktops, one and a half bowl composite sink and drainer with mixer tap, integrated high rise oven, grill and microwave, five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher and integrated recycling bins, spotlights and wood effect flooring.

## Bedroom One

11'11 x 8'11 (3.63m x 2.72m)

UPVC double glazed window, central heating radiator and newly carpeted.

## Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

UPVC double glazed window, central heating radiator and newly carpeted.

## Bathroom

10'8 x 6'9 (3.25m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, double direct feed shower, tiled panel bath with mixer tap, dual flush WC, wall hung vanity top wash basin with mixer tap and soft close storage drawers, separate tall wall hung curved storage cupboard, spotlights, porcelain fully tiled elevation, flooring and underfloor heating.

## Exterior

### Rear

Laid to lawn garden with paved patio.

### Front

Off road parking for two vehicles, small garden area to side of drive and EV charging point.



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