

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

## Winchester Avenue, Accrington, BB5 6BP

### Offers Over £150,000

#### THE PERFECT TRUE BUNGALOW

Nestled in the highly regarded location of Accrington, this beautifully presented two-bedroom semi-detached true bungalow on Winchester Avenue is a true gem. The property boasts spacious rooms adorned with modern fixtures and fittings, creating a welcoming atmosphere throughout. With its neutral decoration, it serves as a blank canvas, allowing you to easily add your personal touch.

The generously sized bedrooms provide ample space for relaxation, making it an ideal home for small families or couples. The property is conveniently located near bus routes, local schools, and various amenities, ensuring that everything you need is within easy reach. Additionally, excellent network links to Blackburn, Burnley, and major motorways make commuting a breeze.

Set in a quiet cul-de-sac, this home offers a peaceful retreat while still being close to the vibrant community of Accrington. With gardens to both the front and rear, there is plenty of outdoor space to enjoy, whether for gardening, entertaining, or simply unwinding in the fresh air.

This property is ready to move into with no chain delay, making it an excellent opportunity for those looking to settle in quickly. Don't miss the chance to make this charming house your new

# Winchester Avenue, Accrington, BB5 6BP

Offers Over £150,000



- Tenure Leasehold
- On Street Parking
- Ideal Home For Couple Or Single Occupancy
- Easy Access To Major Network Links
- Council Tax Band B
- Spacious Two Bedroom Semi Detached Property
- Viewing Essential With Close Proximity To Amenities
- EPC Rating D
- Three Piece Shower Room
- Enclosed Low Maintenance Rear Garden

## Ground Floor

### Entrance

UPVC double glazed door to porch.

### Porch

5'9 x 2'10 (1.75m x 0.86m )

UPVC double glazed window, polycarbonate roof, PVC panel elevation, tiled floor and hard wood single glazed frosted door to kitchen.

### Kitchen

12'11 x 7'11 (3.94m x 2.41m)

UPVC double glazed partially frosted window, central heating radiator, range of white panelled wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob, space for fridge, freezer and washing machine, spotlights, integrated Baxi boiler, smoke alarm, wood effect laminate floor, doors to reception room, inner hall and side porch.

### Side Porch

2'10 x 2'10 (0.86m x 0.86m)

UPVC double glazed frosted window, polycarbonate roof, PVC panel elevation, tiled effect floor and UPVC double glazed frosted door to rear.

### Reception Room

13'7 x 11'1 (4.14m x 3.38m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point and wood effect floor.

### Inner Hall

4'6 x 3'8 (1.37m x 1.12m)

Coving, smoke alarm, wood effect laminate floor, doors to two bedrooms and shower room.

### Bedroom One

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed frosted window, central heating radiator, coving and fitted wardrobe.

### Bedroom Two

13' x 7'9 (3.96m x 2.36m)

UPVC double glazed window, central heating radiator and coving.

## Shower Room

6'8 x 4'10 (2.03m x 1.47m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, enclosed double direct feed shower, pedestal wash basin, dual flush WC, tiled elevation, spotlights, extractor fan and tiled floor.

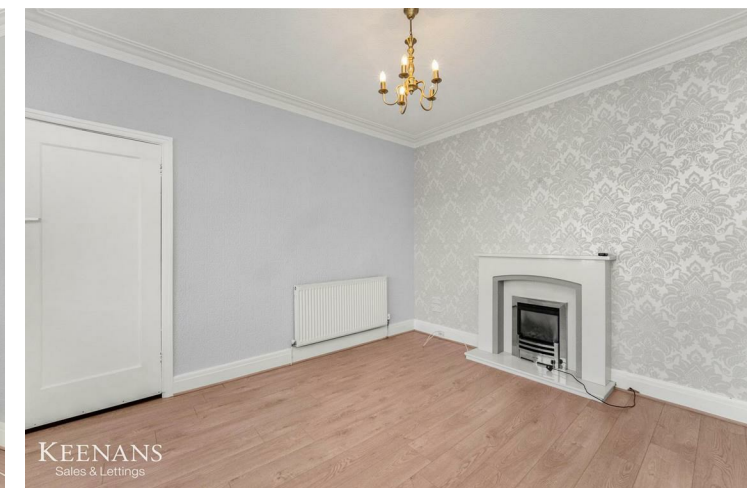
## External

### Front

Enclosed Indian stone patio garden with stone chipping and water feature.

### Rear

Enclosed Indian stone patio garden with artificial lawn and timber store shed.



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