


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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Whalley Road, Accrington, BB5 1BX

Offers Over £80,000

IDEAL INVESTMENT OPPORTUNITY

Nestled on Whalley Road in the charming town of Accrington, this delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a cosy home. The property boasts a welcoming lounge, alongside a spacious kitchen/diner. With two well-proportioned bedrooms, and bathroom to the first floor. Outside, the property features a quaint front garden that adds to its curb appeal, while the rear yard provides a private outdoor space.

This residence is situated in a friendly neighbourhood, close to local amenities and transport links, making it an ideal choice for those who appreciate both convenience and community. Whether you are looking to settle down or invest, this property on Whalley Road is a wonderful option that combines charm and functionality.

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Offers Over £80,000

 **2**  **1**  **1**  **D**

- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Ideal Investment Opportunity
- Viewing Essential
- Bursting With Potential
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Entrance

Hard wood double glazed door to hall.

Hall

13'5 x 3'4 (4.09m x 1.02m)

Coving, doors to reception room, kitchen and stairs to first floor.

Reception Room

13' x 9'8 (3.96m x 2.95m)

UPVC double glazed window, central heating radiator and coving.

Kitchen

13'2 x 13'1 (4.01m x 3.99m)

UPVC double glazed door to rear, central heating radiator, wall and base units, stainless steel sink and drainer with mixer tap, oven, four ring electric hob, extractor hood, space for fridge freezer, tiled floor, tiled elevation and door to cellar.

First Floor

Landing

10'11 x 6' (3.33m x 1.83m)

Loft access, doors to two bedrooms and bathroom.

Bedroom One

13'1 x 10'5 (3.99m x 3.18m)

Two UPVC double glazed windows, central heating radiator and storage.

Bedroom Two

16'1 x 6'8 (4.90m x 2.03m)

UPVC double glazed window, central heating radiator, wood clad ceiling, spotlights and storage.

Bathroom

8'8 x 6'1 (2.64m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath, overhead direct feed shower, wood clad to ceiling, spotlights, tiled elevation and tiled floor.

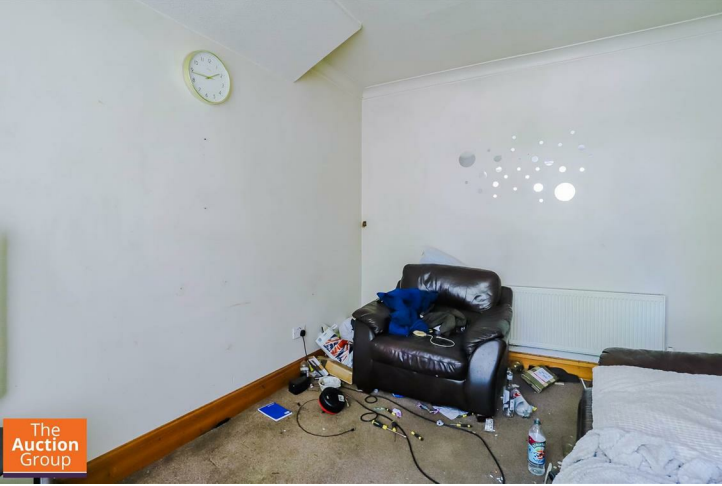
External

Rear

Enclosed paved yard with bedding areas.

Front

Enclosed paved courtyard with bedding areas.



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