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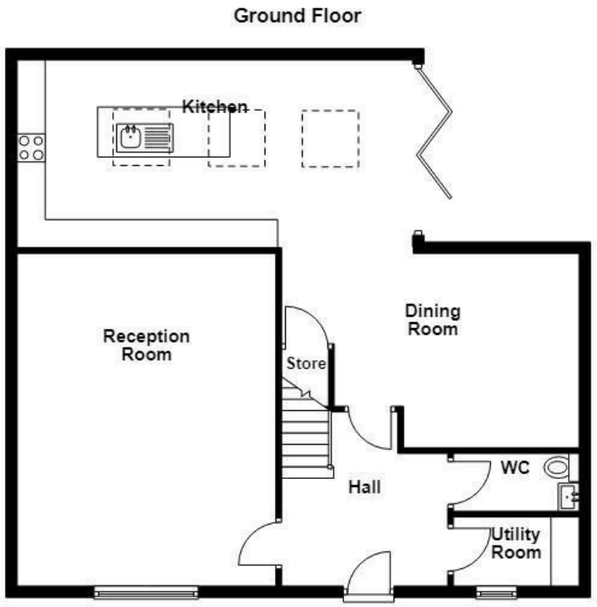

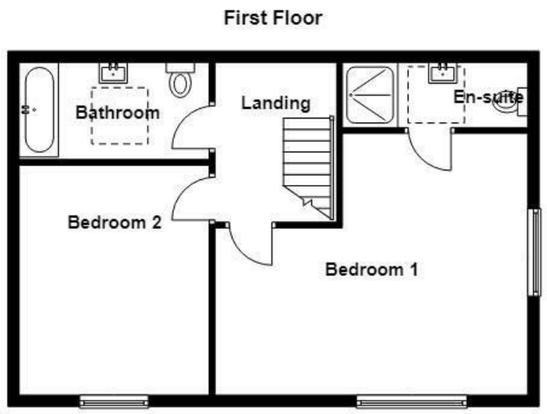

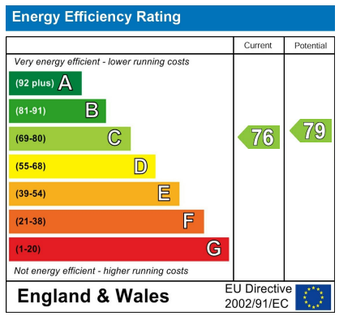

Corn Mill Court, Accrington, BB5 5LE

£300,000

AN IMPRESSIVE TWO BEDROOM PROPERTY WITH OFF ROAD PARKING

Welcome to Corn Mill Court, Altham, Accrington, this delightful two-bedroom end terrace house offers a perfect blend of modern living and serene surroundings. With off-road parking conveniently located to the side, this property is both practical and inviting.

As you step inside, you are greeted by a spacious dining room, followed by the kitchen that serves as the heart of the home. This space is equipped with high-end fitted appliances and features a stylish island dining area, seamlessly flowing into the lovely rear garden. The garden not only provides a tranquil outdoor space but also boasts impressive views of the river, making it an ideal spot for relaxation or entertaining guests.

The ground floor further impresses with a bright and cosy lounge, perfect for unwinding after a long day. Additionally, there is a separate WC and a utility room, enhancing the functionality of the home.

Moving to the first floor, you will find two spacious double bedrooms. The master bedroom is particularly noteworthy, featuring a large en-suite shower room that adds a touch of luxury to your daily routine. A well-appointed family bathroom completes this level, ensuring ample facilities for all.

This property is ready to move into, making it an excellent choice for those seeking a hassle-free transition. Its proximity to motorway links ensures easy access to surrounding areas, making it ideal for commuters. With its stunning features and picturesque views, this home is a true gem in Altham.

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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Corn Mill Court, Accrington, BB5 5LE

£300,000

2 2 2 C

- An Exceptional End Terraced Property
- Two Double Bedrooms
- Off Road Parking
- Tenure Freehold
- Beautifully Presented
- Open Plan Kitchen DIner
- EPC Rating C
- Sought After Location
- Modern Fixtures And Fittings
- Council Tax Band C

Ground Floor

Entrance

Composite double glazed frosted door to the hall.

Hallway

10'8 x 9'2 (3.25m x 2.79m)

Upright central heating radiator, spotlights, smoke alarm, wood effect laminate flooring, doors to the reception room, dining room, WC, utility room and a staircase to the first floor.

Reception Room

19'8 x 15'1 (5.99m x 4.60m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner, spotlights, feature wall lights, wood effect laminate flooring.

Utility Room

5'6 x 4 (1.68m x 1.22m)

UPVC double glazed window, spotlights, Baxi boiler, plumbing for a washing machine, wood effect laminate flooring,

WC

5'6 x 3'4 (1.68m x 1.02m)

Chrome heated towel rail, a two piece suite comprising of a dual flush WC, vanity top wash basin with waterfall mixer tap, tiled elevations, wood effect laminate flooring.

Dining Room

14'8 x 11'4 (4.47m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights, under staircase storage cupboard, wood effect laminate flooring, open to the kitchen diner.

Kitchen Diner

23 x 10'11 (7.01m x 3.33m)

Three Velux windows, chrome heated towel rail, central heating radiator, a range of panelled wall and base units, granite surface, tiled splash backs, inset one and a half bowl granite coated composite sink with a high spout mixer tap, integrated electric Neff high rise oven, combination microwave and warming drawer, four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, two feature wall lights, pendant lighting, centre island with breakfast bar, spotlights, wood effect laminate flooring, UPVC double glazed bi-folding door to the rear.

First Floor

Landing

12'2 x 6'11 (3.71m x 2.11m)

Smoke alarm, spotlights, doors to two bedrooms and bathroom.

Bedroom One

18'3 x 15'4 (5.56m x 4.67m)

UPVC double glazed window, hardwood double glazed window, two central heating radiators, spotlights, door to the en suite.

En Suite

10'10 x 3'10 (3.30m x 1.17m)

Velux window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure with rinse head tiled elevations, wood effect laminate flooring.

Bedroom Two

13'5 x 11'9 (4.09m x 3.58m)

UPVC double glazed window, central heating radiator, spotlights.

Bathroom

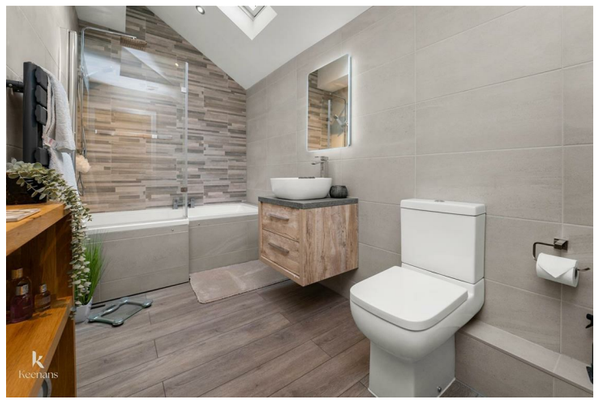
11'9 x 5'8 (3.58m x 1.73m)

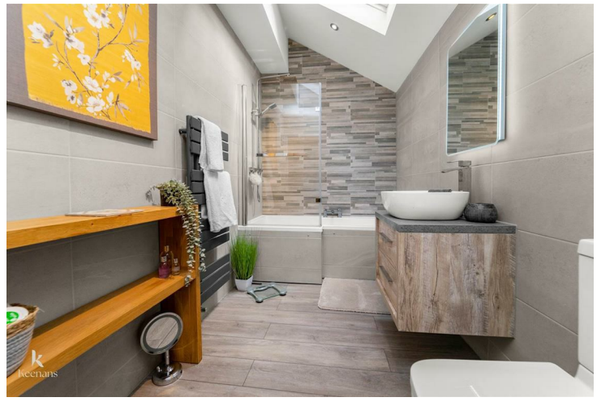
Velux window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, L shaped panelled bath with mixer tap and a direct feed rainfall over head shower and rinse head, spotlights, tiled elevations, wood effect Lino flooring.

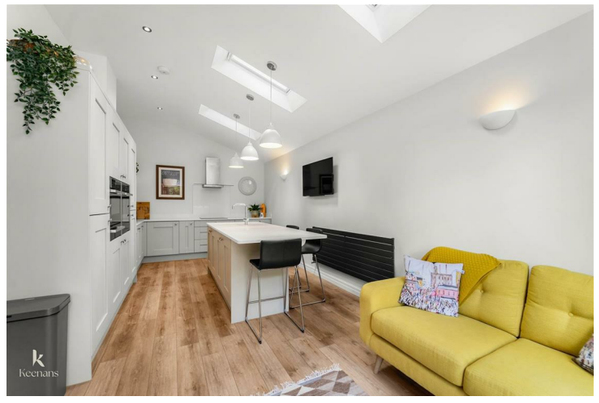
External

Rear

Laid to lawn garden with paving areas.







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