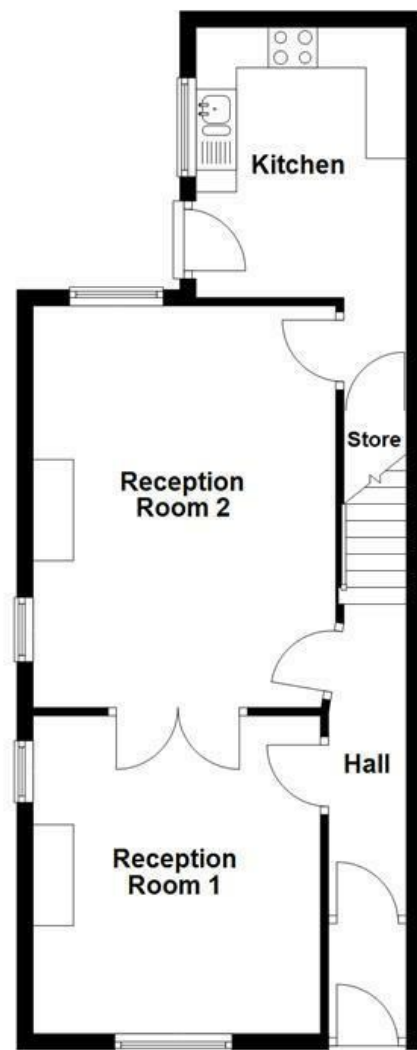
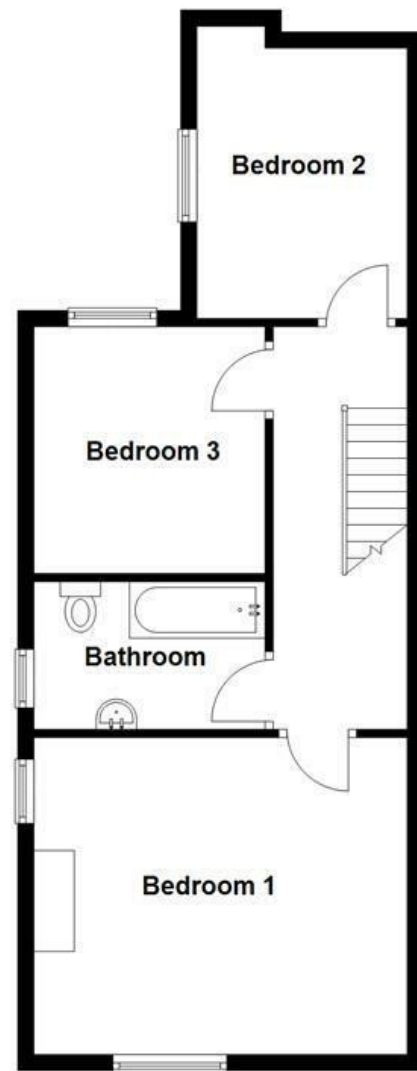


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		50	81
(92 plus) A			
(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.

Manor Street, Accrington, BB5 6DZ

£159,950

AN IDYLIC FAMILY HOME

Nestled on Manor Street in Accrington, this charming end-terraced house presents an exceptional opportunity for those seeking a modern family home. Beautifully updated, the property boasts stylish interiors complemented by high-quality fixtures and fittings, ensuring a comfortable and contemporary living experience.

Upon entering, you are greeted by an abundance of indoor space, thoughtfully designed to cater to the needs of modern family life. The property features two inviting living areas, perfect for relaxation and entertaining, alongside three generously sized double bedrooms that provide ample accommodation for family members or guests. The neutral decoration throughout creates a warm and welcoming atmosphere, allowing for personal touches to be easily added.

The beautifully landscaped rear yard offers a serene outdoor space, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. This private retreat enhances the overall appeal of the property, making it a perfect setting for both leisure and recreation.

Conveniently located just a stone's throw from the town centre, residents will benefit from easy access to a variety of local amenities, schools, and bus routes. Additionally, the property is well-connected to major motorway links, making commuting a breeze.

Manor Street, Accrington, BB5 6DZ

£159,950

 3  1  2  E

- Immaculate End Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Three Bedrooms
 - Perfect First Home
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Externals
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'6 x 3'2 (1.37m x 0.97m)

UPVC double glazed frosted front door, coving, spotlights, original tiled flooring and oak single glazed door to hall.

Hall

11'11 x 3'2 (3.63m x 0.97m)

Central heating radiator, coving, corbel, dado rail, wood effect laminate flooring, oak single glazed doors to two reception rooms and stairs to first floor.

Reception Room One

12'11 x 11'8 (3.94m x 3.56m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, gas fire with marble effect hearth and surround, wood effect laminate flooring and oak single glazed double doors to reception room two.

Reception Room Two

16'2 x 12'4 (4.93m x 3.76m)

Two UPVC double glazed windows, central heating radiator, coving, spotlights, two feature wall lights, television point, wood effect laminate flooring and oak single glazed door to kitchen.

Kitchen

15'3 x 8'7 (4.65m x 2.62m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with marble effect work surfaces, composite one and a half bowl sink and drainer with spring mixer tap, integrated high rise oven and microwave, four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, coving, spotlights, under stairs storage, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

16'3 x 5'7 (4.95m x 1.70m)

Coving, spotlights, dado rail, loft access, smoke detector, oak doors leading to three bedrooms and bathroom.

Bedroom One

15'3 x 12'11 (4.65m x 3.94m)

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

Bedroom Two

11'10 x 8'7 (3.61m x 2.62m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'9 x 9'5 (2.97m x 2.87m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

9'5 x 6'0 (2.87m x 1.83m)

UPVC double glazed frosted window, central heating radiator, panel bath with traditional taps, overhead direct feed rainfall shower and rinse head, pedestal wash basin with traditional taps, low basin WC, tiled elevations, coving, spotlights and tiled effect vinyl flooring.

External

Rear

Enclosed yard with artificial lawn, decking and pergola.

Front

Gated forecourt with paving.



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