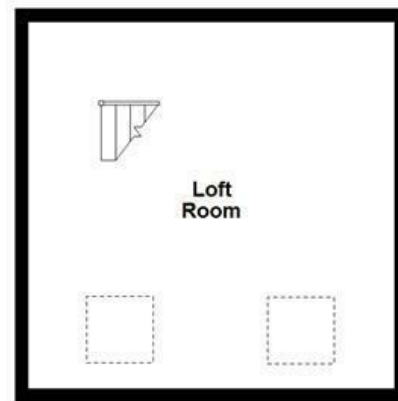


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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.

Lupin Close, Accrington, BB5 4SD

Offers Over £170,000

AN ENVIABLE SEMI DETACHED TRUE BUNGALOW

Nestled in the charming Lupin Close, Accrington, this outstanding true bungalow presents a unique opportunity for those seeking a blend of comfort and style. The property has been meticulously maintained and beautifully presented throughout, showcasing a contemporary fitted kitchen and a modern bathroom that cater to today's lifestyle.

One of the standout features of this home is the impressive loft conversion, which serves as a versatile space that can be utilised as a third bedroom or a delightful hobby room, perfect for pursuing your interests. The bungalow boasts spacious rooms, including two generously sized bedrooms, all adorned with neutral decoration that allows for personal touches.

Outside, the property offers ample off-road parking, a detached garage, and a brick-built shed, providing plenty of storage options. The enviable garden space is a true highlight, offering a private retreat that is not overlooked, allowing you to enjoy breath-taking views over Accrington in peace.

With no chain delay, this property is ready for you to move in and make it your own. It is an ideal home for small families or couples looking for a tranquil setting with modern conveniences. Don't miss the chance to view this exceptional bungalow; it could be the perfect place for you to create lasting memories.

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

Lupin Close, Accrington, BB5 4SD

Offers Over £170,000

**2****1****1****C**

- Tenure Freehold
 - Off Road Parking With Driveway And Access To Garage
 - Ideal Home For a Small Family Or Couple Wishing To Downsize
 - Easy Access To Major Network Links
- Council Tax Band B
 - Two Well Proportioned Bedrooms
 - Sought After Location
- EPC Rating C
 - Fitted Kitchen And Three Piece Shower Room
 - Envious Garden Space

Ground Floor

Entrance

Hard wood single glazed frosted door to hall.

Hall

9'10 x 7'9 (3.00m x 2.36m)

Central heating radiator, coving, smoke alarm, doors to reception room, kitchen, bedroom two, shower room and further hall.

Reception Room

18'1 x 10'1 (5.51m x 3.07m)

UPVC double glazed window, central heating radiator, coving, electric fire with limestone effect hearth and surround, television point.

Kitchen

11' x 7'9 (3.35m x 2.36m)

UPVC double glazed window, central heating radiator, range of cream gloss wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, four ring gas hob, extractor hood, integrated fridge, plumbed for dryer, integrated washing machine, breakfast bar, Vaillant boiler, PVC to ceiling, spotlights and tiled effect lino.

Bedroom Two

12'3 x 7'9 (3.73m x 2.36m)

Hard wood double glazed window and central heating radiator.

Shower Room

7'9 x 4'5 (2.36m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, direct feed rainfall corner shower enclosure with rinse head, vanity top wash basin with mixer tap, PVC panel elevation, PVC to ceiling, spotlights and tiled floor.

Further Hall

4'7 x 2'6 (1.40m x 0.76m)

Door to bedroom one and ship staircase to first floor.

Bedroom One

15'4 x 10'1 (4.67m x 3.07m)

Hard wood double glazed window, central heated radiator and fitted wardrobe.

First Floor

Loft Room

18'2 x 18'1 (5.54m x 5.51m)

Two Velux windows and eave storage.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas and mature shrubs.

Front

Laid to lawn garden with paving, bedding areas, off road parking, garage and shed.

Garage

16'4 x 8'4 (4.98m x 2.54m)

Power, lighting, up and over garage door.

Shed

11'9 x 4'4 (3.58m x 1.32m)

Hard wood single glazed window, power and lighting.



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