



## Whalley Road, Accrington, BB5 5DH

Offers Over £140,000

CHARMING THREE BEDROOM MID TERRACE PROPERTY

Located on Whalley Road in the popular area of Altham West, Accrington, this impressive three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring two generous reception rooms that provide ample space for relaxation and entertaining. The recently renovated modern kitchen is a highlight, equipped with contemporary fixtures and fittings, making it an ideal space for culinary enthusiasts.

The low-maintenance rear garden is a delightful addition, providing a private outdoor area that is perfect for enjoying the fresh air without the burden of extensive upkeep. This property is situated in a great location, just a stone's throw away from local amenities, ensuring that everything you need is within easy reach.

With its combination of modern living and accessibility, this large three-bedroom home is perfect for families or anyone seeking a comfortable lifestyle in a vibrant community. Don't miss the opportunity to make this lovely property your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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.

# Whalley Road, Accrington, BB5 5DH

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- Tenure Leasehold
- On Street Parking
- Ideal Family Home
- Two Spacious Reception Rooms
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Ample Rear Garden Space
- EPC Rating D
- Contemporary Fitted Kitchen And Four Piece Bathroom Suite
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Hard wood leaded door to vestibule.

### Vestibule

3'5 x 3'2 (1.04m x 0.97m)

Wood panel elevation, coving, tiled floor and door to hall.

### Hall

12'10 x 3'7 (3.91m x 1.09m)

Central heating radiator, coving, stairs to first floor and door to reception room one.

### Reception Room One

16'9 x 12'2 (5.11m x 3.71m)

Hardwood double glazed bay window, central heating radiator, coving, ceiling rose, inset log burner with exposed stone surround, wood mantle, stone flag hearth and double doors to reception room two.

### Reception Room Two

12'7 x 10'2 (3.84m x 3.10m)

Unser stairs storage, coving, dado rail, electric fire effect log burner with surround, opening to utility and doorway to kitchen.

### Kitchen

12'2 x 7'7 (3.71m x 2.31m)

Hard wood double glazed door to rear range of glass wall and base units, granite effect surface, stainless steel one and a half sink and drainer with spring neck mixer tap, integrated oven, five ring gas hob, extractor hood, plumbed for washing machine, spotlights, tiled floor and open to utility.

### Utility

7'5 x 3'9 (2.26m x 1.14m)

Hard wood double glazed window, central heating radiator, gloss base units, granite effect surface, bar area, spotlights and tiled floor.

## First Floor

### Landing

18'11 x 5'11 (5.77m x 1.80m)

Loft access, central heating radiator, doors to three bedrooms and bathroom.

## Bedroom One

12'3 x 7'11 (3.73m x 2.41m)

Hard wood double glazed leaded window and central heating radiator.

## Bedroom Two

15'5 x 8'5 (4.70m x 2.57m)

Hard wood double glazed window, central heating radiator and storage.

## Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

Hard wood double glazed window, central heating radiator and storage.

## Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

Hard wood part leaded double glazed window, central heating radiator, coving and storage.

## Bathroom

11'11 x 7' (3.63m x 2.13m )

Hard wood frosted window, central heating radiator, storage, enclosed electric shower, wall mounted wash basin with mixer tap, panel bath with waterfall mixer tap, dual flush WC, tiled elevation and tiled effect lino flooring.

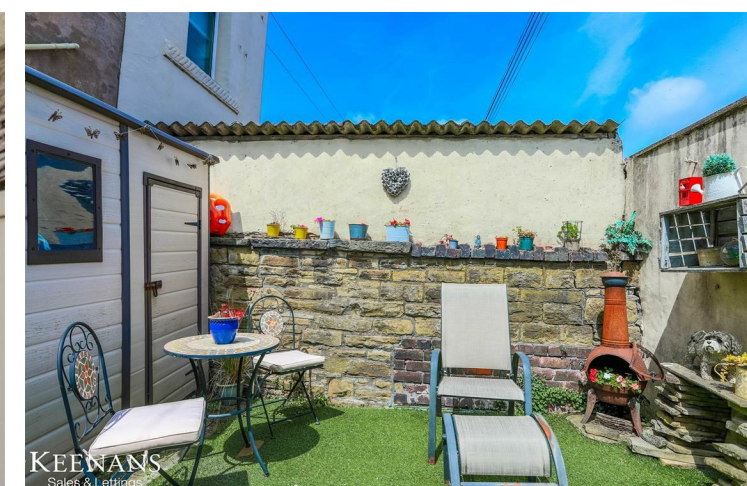
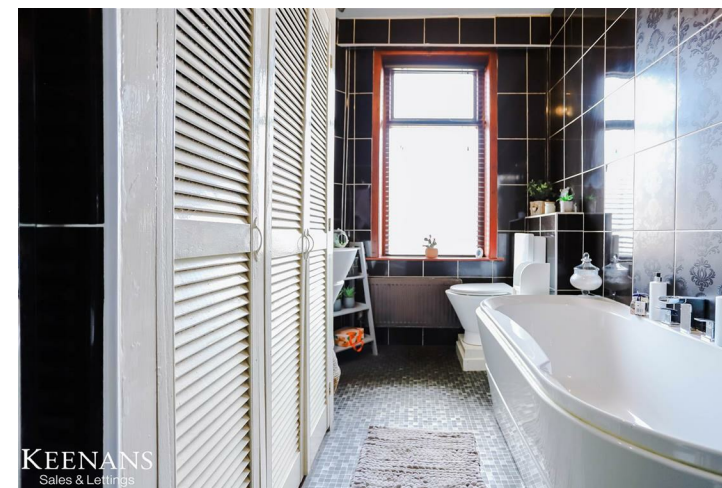
## External

### Rear

Enclosed paved yard, artificial grass and bedding areas.

### Front

Enclosed paved courtyard, stone chippings and bedding areas.



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