





# Hyndburn Road, Church, BB5 4AA £139,950

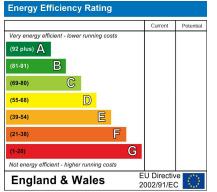
AN IMMACULATE THREE BEDROOM MID TERRACED PROPERTY WITH NO CHAIN DELAY

Having been updated and presented to the highest possible standard throughout with an abundance of indoor and outdoor space, off road parking to the rear and stunning contemporary fixtures and fittings, this immaculately presented three bedroom mid terraced property is being proudly welcomed to the market in a highly regarded area of Accrington. Situated conveniently close for accessing good schools, local amenities, bus routes and major motorway links, the property has been finished to an outstanding standard with no detail missed and is the perfect home to move straight into.

The property comprises briefly; a welcoming entrance hallway housing a staircase to the first floor and a door leads to a spacious reception room. The reception room opens up to a second reception room and a door leads to the modern, newly fitted kitchen. The first floor landing has doors to three generously sized bedrooms and a modern three-piece family bathroom.

Externally there is an enclosed yard to the rear with access to off-road parking. To the front there is a fantastic tiered garden with Indian stone patio and wild bedding areas.

For further information, or to arrange a viewing, please contact our Accrington office at your earliest convenience



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.

## Hyndburn Road, Church, BB5 4AA £139,950











- Mid Terrace Property
- Beautifully Presented Throughout

- Three Piece Bathroom
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Yard With Off-Road
- No Chain Delay
- Newly Fitted Modern Kitchen
- Front Tiered Garden

#### **Ground Floor**

#### **Entrance**

Composite double glazed frosted door leads to the vestibule.

#### Vestibule

4'5 x 3'9 (1.35m x 1.14m)

Coving to the ceiling and an opening leads to the hallway.

13'8 x 3'9 (4.17m x 1.14m)

Central heating radiator, coving to the ceiling, stairs to the first floor and a door leads to reception room two.

#### **Reception Room Two**

15'10 x 11'7 (4.83m x 3.53m)

UPVC double glazed window, central heating radiator, coving to the ceiling, spotlights, over-stairs storage, door to the kitchen and an opening leads to reception room one

#### **Reception Room One**

14'3 x 10'5 (4.34m x 3.18m)

UPVC double glazed window, central heating radiator, electric wall mounted modern fire, coving to the ceiling, picture rail and television

#### Kitchen

14'2 x 7'7 (4.32m x 2.31m)

UPVC double glazed window, upright central heating radiator, a range of cream and wood wall and base units, wood work surfaces, ceramic belfast sink with mixer tap, a double gas Flavel range with a seven ring gas hob, extractor hood, space for a fridge freezer, plumbing for a washing machine, boiler in an enclosed cupboard, spotlights, vinyl effect flooring, spotlights and a UPVC double glazed frosted door leads to the rear.

### **First Floor**

#### Landing

16' x 15'6 (4.88m x 4.72m)

Loft access, fitted storage and doors lead to the bathroom and to three

#### **Bedroom One**

14'9 x 14'3 (4.50m x 4.34m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving to the ceiling.

#### **Bedroom Two**

9'8 x 8'11 (2.95m x 2.72m)

UPVC double glazed window, central heating radiator and coving to

#### **Bedroom Three**

12'11 x 7'8 (3.94m x 2.34m)

UPVC double glazed window, central heating radiator and coving to

### **Bathroom**

9' x 5'11 (2.74m x 1.80m)

Central heating radiator, three piece suite comprises: vanity top wash basin with mixer tap, dual flush WC, a L shaped panelled bath with direct feed rainfall shower, part-tiled elevations, spotlights, extractor fan and vinyl effect flooring.

#### **External**

#### Front

Tiered garden with an Indian stone patio and wild bedding areas.

#### Rear

An enclosed yard with access to off-road parking.

















