



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	

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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

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 Parking
- 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.

Hall

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 point.

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 bedrooms.

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 the ceiling.

Bedroom Three

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

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

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.

