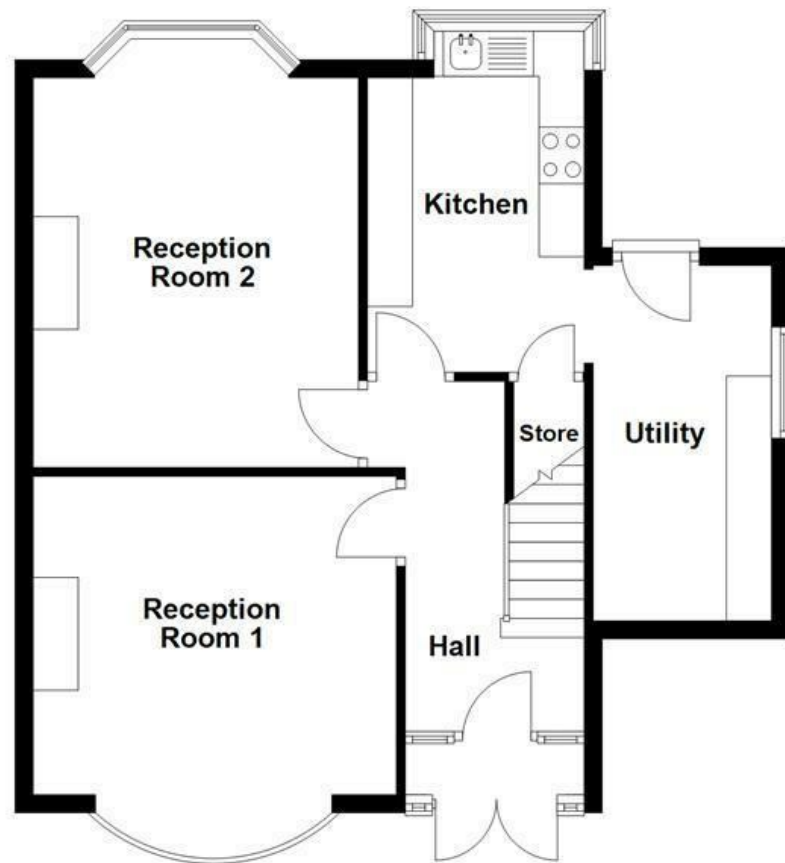
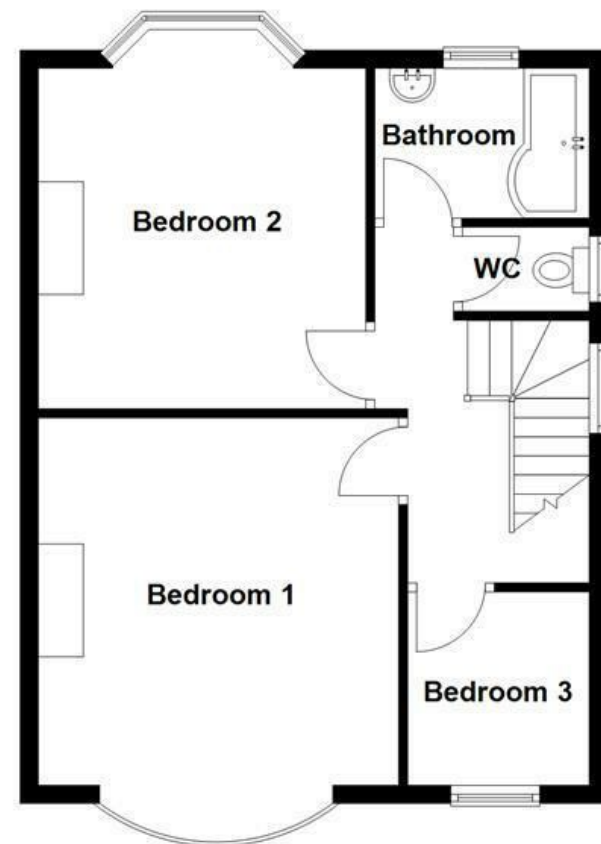


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(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.

Balmoral Road, Accrington, BB5 6DB

£239,950

AN ENVIABLE FAMILY HOME

Bursting with character and flowing internally with style and charm, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Accrington. Offering an abundance of indoor and outdoor space, stunning original features and modern fixtures and fittings, this exceptional property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. A credit to the current owners, this property has been transformed into a stylish and desirable home ready to move straight into! The property boasts gated off road parking, added ground floor utility extension and stunning wrap around, landscaped gardens!

The property comprises briefly; a welcoming entrance porch provides access through to a hallway which guides you on to two spacious reception rooms, contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to the utility room. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom and separate WC. Externally there is an enclosed wrap around garden with stone chip, paving, bedding, mature shrubs, pergola, gated patio area and gated off road parking.

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

Balmoral Road, Accrington, BB5 6DB
£239,950

 3  1  2  E

- Beautifully Presented Semi Detached Property
 - Contemporary Fitted Kitchen
 - Gated Off Road Parking
 - EPC Rating E
- Three Bedrooms
 - Bursting with Character
 - Tenure Leasehold
- Two Piece Bathroom Suite and Separate WC
 - Wraparound Gardens
 - Council Tax Band C

Ground Floor

Entrance Porch

6'7 x 1'10 (2.01m x 0.56m)

UPVC double glazed French doors, UPVC double glazed frosted windows, tiled flooring and original hardwood single glazed frosted stained glass door to hall.

Hall

12'9 x 6'8 (3.89m x 2.03m)

Central heating radiator, coving, smoke detector, picture rail, understairs storage, original hardwood doors to two reception rooms, kitchen and stairs to first floor.

Reception Room One

13'2 x 12'9 (4.01m x 3.89m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, picture rail, original open coal gas fireplace with tiled hearth, surround and oak mantel, integrated alcove storage, shelving and television point.

Reception Room Two

14'2 x 11'10 (4.32m x 3.61m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, ceiling rose, television point, original open coal gas fireplace with tiled hearth, surround and oak mantel.

Kitchen

10'9 x 7'11 (3.28m x 2.41m)

UPVC double glazed box window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite sink and drainer with high spout mixer tap, integrated high rise oven and microwave, four ring induction hob and extractor hood, coving, understairs storage, tiled effect laminate flooring and open to utility.

Utility

13'0 x 6'7 (3.96m x 2.01m)

UPVC double glazed window, central heating radiator, range of matte base units with granite effect work surfaces, stainless steel sink with mixer tap, space for fridge freezer, plumbing for washing machine, space for dryer and UPVC double glazed frosted door to rear.

First Floor

Landing

11'2 x 7'11 (3.40m x 2.41m)

UPVC double glazed frosted leaded stained glass window, coving, picture rail, loft access, smoke detector, hardwood original doors to three bedrooms and bathroom.

Bedroom One

13'6 x 13'1 (4.11m x 3.99m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Two

14'7 x 11'10 (4.45m x 3.61m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, integrated inset shelving, original tiled fireplace and wood effect laminate flooring.

Bedroom Three

6'9 x 6'8 (2.06m x 2.03m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

7'11 x 5'6 (2.41m x 1.68m)

UPVC double glazed frosted window, L-shaped panel bath with mixer tap, overhead electric feed shower and rinse head, pedestal wash basin with traditional taps, partial tiled elevations, partial wood cladding elevations, extractor fan and wood effect laminate flooring.

WC

4'10 x 3'1 (1.47m x 0.94m)

UPVC double glazed frosted window, dual flush WC, tiled elevations, inset shelving, coving and wood effect laminate flooring.

External

Wraparound garden with paving, stone chippings, mature shrubbery, pergola, gated patio area and gated off road parking.

