



Lowergate Road, Accrington, BB5 6LN

Offers Over £260,000

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to Lowergate Road in Accrington, this delightful three-bedroom semi-detached family home offers a perfect blend of modern living and comfort. Recently fully renovated, the property boasts an impressive extended open-plan kitchen diner, which is ideal for both family gatherings and entertaining guests. The kitchen is enhanced by elegant bifold doors that seamlessly connect the indoor space to the beautifully landscaped garden, creating a wonderful flow between the two areas.

The garden itself is a true highlight, featuring a lovely pergola that provides a perfect setting for outdoor dining and relaxation. It is an inviting space where you can enjoy sunny afternoons or host delightful evening gatherings with friends and family.

Inside, the home features a spacious lounge that offers a warm and welcoming atmosphere, perfect for unwinding after a long day. The family bathroom is well-appointed, ensuring convenience for all members of the household.

Additionally, the property benefits from a driveway that accommodates multiple cars, providing off-road parking for your convenience. This home is not only a beautiful space but also a practical choice for families seeking comfort and style in a desirable location. With its modern amenities and inviting outdoor space, this property is sure to impress.

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	

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.

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- Tenure Leasehold
 - Off Road Parking With Driveway
 - Low Maintenance Ample Garden Space
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Ideal Family Home
 - Fully Renovated
- EPC Rating TBC
 - Viewing Essential
 - Contemporary Open Plan Kitchen And Dining Area

Ground Floor

Entrance

Secure composite double glazed frosted door to hall.

Hall

8'2 x 6'5 (2.49m x 1.96m)

Central heating radiator, smoke alarm, wood effect laminate flooring, stairs to first floor, doors to reception room and office.

Reception Room

19'4 x 10'10 (5.89m x 3.30m)

UPVC double glazed bay window, two central heating radiators, coving, wood effect laminate flooring, log burner with exposed stone surround and open to kitchen/dining room.

Dining Room

19'5 x 9'8 (5.92m x 2.95m)

Spotlights, loft access, breakfast bar, bi fold doors leading to rear garden, wood effect laminate flooring, two upright central heating radiators and open to kitchen.

Kitchen

8'3 x 8' (2.51m x 2.44m)

Two UPVC double glazed windows, gloss wall and base units, wood effect surface, composite sink and drainer with mixer tap, double oven in a high rise unit, four ring induction hob, glass splash back, extractor hood, space for fridge freezer, spotlights and wood effect laminate flooring.

Office

8'4 x 4'4 (2.54m x 1.32m)

First Floor

Landing

8'2 x 6'4 (2.49m x 1.93m)

UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'9 x 11'5 (3.58m x 3.48m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

10'11 x 8'1 (3.33m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'7 x 8'3 (2.62m x 2.51m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

8'2 x 7'5 (2.49m x 2.26m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, P shaped bath with waterfall mixer tap, direct feed rainfall over head shower and rinse head, tiled elevation, extractor fan, spotlights and tiled floor.

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