



Cheltenham Avenue, Accrington, BB5 6BG

£200,000

THE PERFECT TRUE BUNGALOW

Nestled in the tranquil cul-de-sac of Cheltenham Avenue, Accrington, this exceptional extended semi-detached true bungalow is a remarkable find. Presented and maintained to the highest standard, the property boasts immaculate presentation, modern fixtures, and stylish decoration throughout, making it a delightful home for any discerning buyer.

The bungalow features two generously sized double bedrooms, providing ample space for relaxation and rest. The enviable open-plan kitchen and living area is the heart of the home, designed for both comfort and functionality, perfect for entertaining guests or enjoying quiet family evenings. The modern fittings enhance the overall aesthetic, ensuring a contemporary feel that is both inviting and practical.

Surrounding the property are wrap-around gardens, offering a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The convenience of off-road parking and a detached garage adds to the appeal, providing secure storage and ease of access.

Situated in a sought-after area, this bungalow is ideal for small families or couples looking for a home that is ready to move into. With its combination of style, comfort, and practicality, this

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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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- Exceptional Semi Detached True Bungalow
- Open Plan Living
- Off Road Parking and Garage
- EPC Rating C
- Two Double Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Four Piece Bathroom Suite
- Wraparound Garden
- Council Tax Band B

Ground Floor

Entrance Hall/Utility

17'4 x 7'9 (5.28m x 2.36m)

Dining Room

11'4 x 9'10 (3.45m x 3.00m)

Open Plan Kitchen/Living Area

25'8 x 11'8 (7.82m x 3.56m)

Bedroom One

13'6 x 11'10 (4.11m x 3.61m)

Bedroom Two

12'9 x 8'6 (3.89m x 2.59m)

Bathroom

8'2 x 7'7 (2.49m x 2.31m)



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