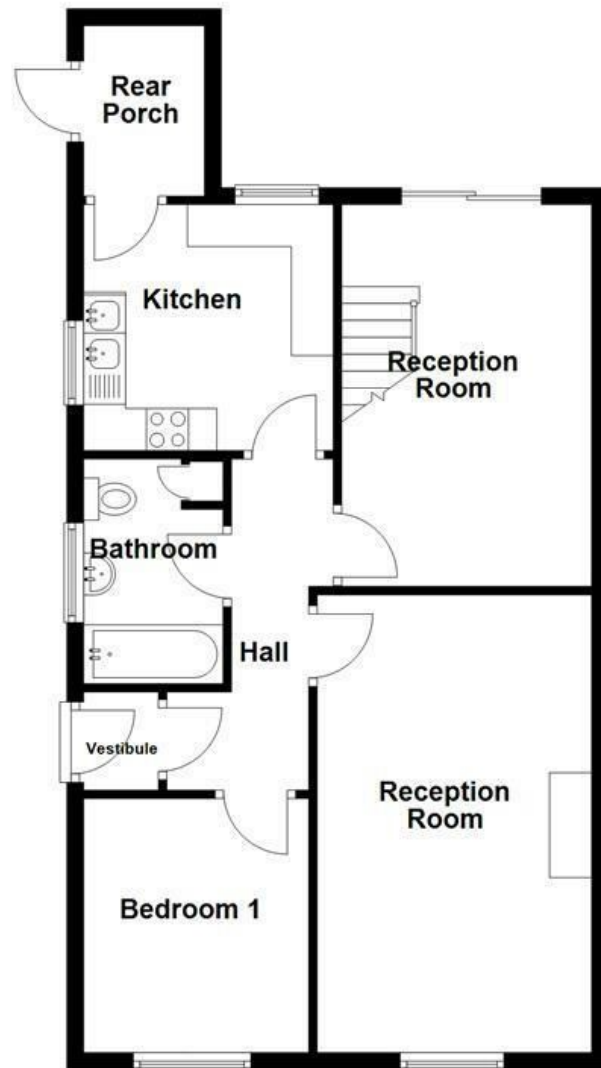
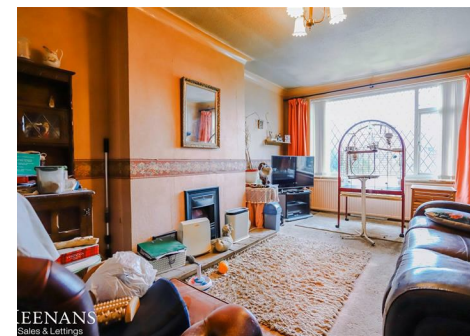
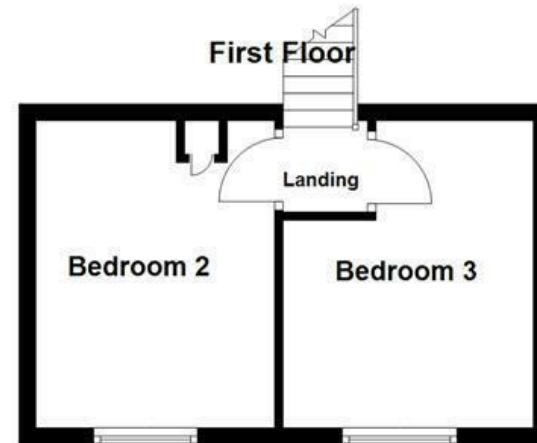


Ground Floor



First Floor



## Marlowe Avenue, Accrington, BB5 2QA

### Offers In The Region Of £150,000

THREE BEDROOM SEMI DETACHED DORMA BUNGALOW BURSTING WITH POTENTIAL

Presenting Marlowe Avenue in Accrington, this delightful three-bedroom semi-detached dormer bungalow offers a perfect blend of comfort and practicality. The property boasts a spacious layout, ideal for families or those seeking a serene retreat.

Upon entering, you are welcomed by two generous reception rooms, providing ample space for relaxation and entertaining guests. The large kitchen is a true highlight, offering plenty of room for culinary creativity and family gatherings. Additionally, the front and rear porches enhance the home's appeal, allowing for easy access and a touch of outdoor charm.

The bungalow features a well-appointed family bathroom, ensuring convenience for all residents. Each of the three bedrooms is thoughtfully designed, providing a peaceful haven for rest and rejuvenation.

Outside, the property is equally impressive. A large driveway accommodates multiple vehicles, making parking a breeze. The front and rear gardens offer delightful outdoor spaces for gardening enthusiasts or simply enjoying the fresh air.

This semi-detached dormer bungalow on Marlowe Avenue is not just a house; it is a home filled with potential and warmth. With its excellent location and ample amenities, it presents a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely property your own.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Marlowe Avenue, Accrington, BB5 2QA

## Offers In The Region Of £150,000



- Semi Detached Dormer Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: TBC
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold (Freehold Pending)
- Two Spacious Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

### Ground Floor

#### Vestibule

3' x 2'11 (0.91m x 0.89m)  
UPVC double glazed leaded entrance door, meter cupboard and door to hall.

#### Hall

10'6 x 5'11 (3.20m x 1.80m)  
Central heating radiator and doors to two reception rooms, kitchen, bedroom one and bathroom.

#### Reception Room One

17'11 x 10'9 (5.46m x 3.28m)  
UPVC double glazed leaded window, central heating radiator, coving, gas fire and tiled hearth.

#### Reception Room Two

14'1 x 9'10 (4.29m x 3.00m)  
Central heating radiator, smoke alarm, stairs to first floor and UPVC double glazed sliding doors to rear,

#### Kitchen

9'9 x 9'7 (2.97m x 2.92m)  
Two UPVC double glazed leaded windows, central heating radiator, wall and base units, laminate worktops, two bowl composite sink with draining board and mixer tap, integrated oven, four ring gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, Glow-worm boiler, part tiled elevation, tiled floor and door to rear porch.

#### Rear Porch

6'8 x 4'9 (2.03m x 1.45m)  
UPVC double glazed frosted door to rear.

#### Bedroom One

9'11 x 8'10 (3.02m x 2.69m)  
UPVC double glazed leaded window, central heating radiator and smoke alarm.

#### Bathroom

7'2 x 5'5 (2.18m x 1.65m)  
UPVC double glazed frosted leaded window, low flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, tiled elevation and tiled floor.

### First Floor

#### Landing

2'6 x 2'3 (0.76m x 0.69m)  
Doors to two bedrooms.

#### Bedroom Two

12' x 9'9 (3.66m x 2.97m)  
UPVC double glazed leaded window, central heating radiator, smoke alarm and storage.

### Bedroom Three

12' x 7'6 (3.66m x 2.29m)  
UPVC double glazed leaded window, central heating radiator and smoke alarm.

### External

#### Front

Laid to lawn garden, bedding areas and block paved drive leading to garage.

#### Rear

Paving, bedding areas and garage.

