



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 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.

## Dill Hall Lane, Accrington, BB5 4DU

### Offers Over £115,000

A BRIGHT TWO BEDROOM MID TERRACE PROPERTY

Situated on Dill Hall Lane in the charming area of Church, Accrington, this delightful two-bedroom terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious yard, complete with an outhouse store, providing ample outdoor space for relaxation or gardening enthusiasts.

Upon entering, you will find two inviting living areas that offer versatility for your lifestyle needs, whether it be for entertaining guests or enjoying quiet evenings at home. The modern kitchen has been recently renovated, featuring contemporary fittings that make cooking a pleasure.

The two double bedrooms are generously sized, ensuring comfort and privacy for all occupants. A well-appointed family bathroom completes the interior, providing convenience for daily routines.

This property is ideally located close to transport links, making commuting a breeze, and is within easy reach of local schools and the town centre, where you can enjoy a variety of shops and amenities.

With its appealing features and prime location, this house is not only a wonderful home but also a promising investment opportunity. Do not miss the chance to make this property your own.

# Dill Hall Lane, Accrington, BB5 4DU

Offers Over £115,000



- Two Double Bedrooms
- Tenure Leasehold
- Easy Access To Major Network Links
- EPC Rating TBC
- Enviably Yard Space With Outbuilding
- Two Spacious Reception Rooms
- Council Tax Band A
- Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy Or Investment Opportunity

## Ground Floor

### Entrance Vestibule

4'3 x 3'2 (1.30m x 0.97m)

### Hall

11'3 x 3'2 (3.43m x 0.97m)

### Reception Room One

11'11 x 11'1 (3.63m x 3.38m)

### Reception Room Two

14'9 x 13'3 (4.50m x 4.04m)

### Kitchen

11'6 x 6'10 (3.51m x 2.08m)

## First Floor

### Landing

10'7 x 6'7 (3.23m x 2.01m)

### Bedroom One

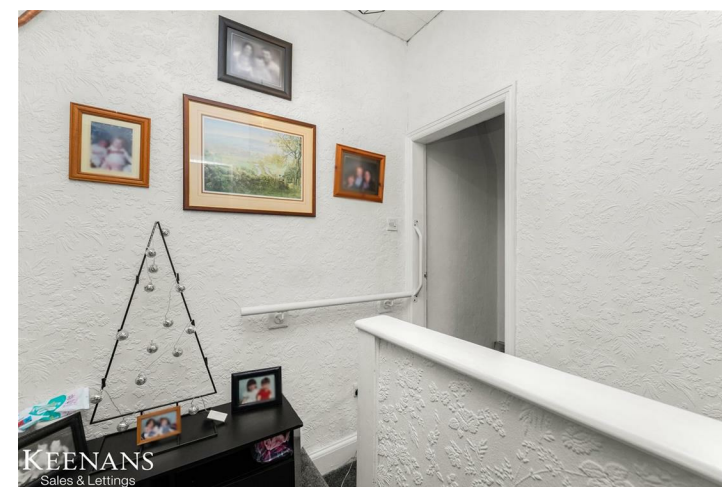
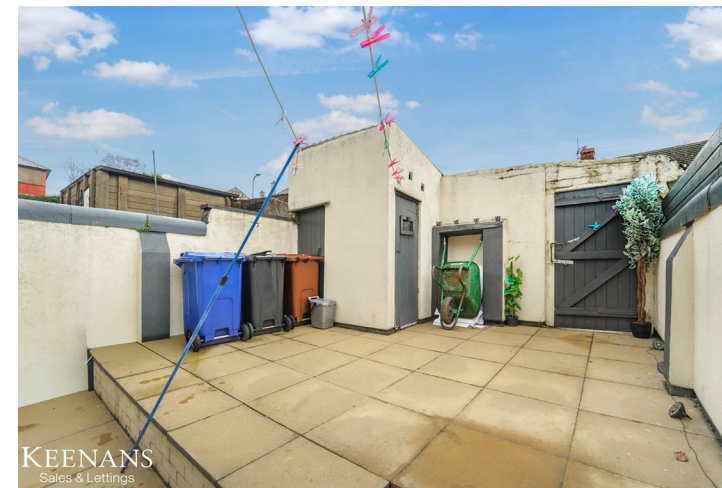
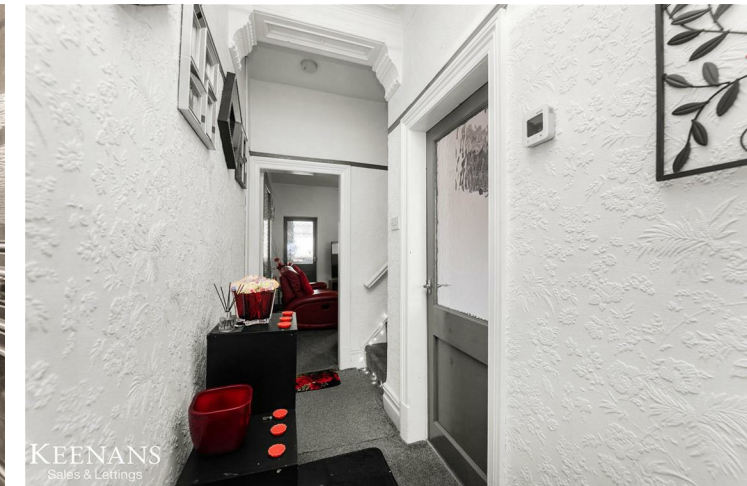
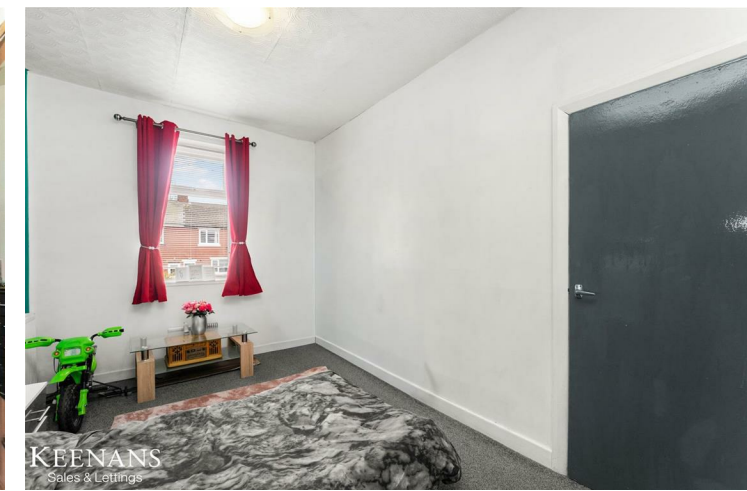
14'10 x 11'8 (4.52m x 3.56m)

### Bedroom Two

15'5 x 8'8 (4.70m x 2.64m)

### Bathroom

10'1 x 5'11 (3.07m x 1.80m)



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