


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

Cheltenham Avenue, Accrington, BB5 6BG

Offers Over £175,000

EXCEPTIONAL SEMI DETACHED TRUE BUNGALOW

Situated on the charming Cheltenham Avenue in Accrington, this beautifully presented semi-detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable home. The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The three-piece shower room is modern and stylish, ensuring convenience and comfort for everyday living. The immaculate presentation of the property means it is ready for you to move straight in, allowing you to settle in without the hassle of renovations or repairs.

Outside, the low-maintenance gardens to both the front and rear of the property provide a serene outdoor space, perfect for enjoying the fresh air or hosting small gatherings. Additionally, off-road parking at the rear of the property adds to the convenience of this lovely home.

This semi-detached bungalow is an ideal choice for first-time buyers, downsizers, or anyone looking for a peaceful retreat in a friendly neighbourhood. With its excellent condition and thoughtful layout, this property is sure to impress. Don't miss the opportunity to make this charming bungalow your new home.

Cheltenham Avenue, Accrington, BB5 6BG

Offers Over £175,000

 **2**  **1**  **1**  **D**

- Exquisite Semi Detached Bungalow
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Gardens to Front and Rear
- Council Tax Band B

Entrance Vestibule

4'0 x 3'0 (1.22m x 0.91m)
Composite front door and door to reception room.

Reception Room

12'5 x 12'0 (3.78m x 3.66m)
UPVC double glazed bay window, central heating radiator, coving, smoke detector, television point, wood effect flooring, doors leading to bedroom one and kitchen.

Kitchen

14'5 x 12'1 (4.39m x 3.68m)
Range of high gloss wall and base units with wood effect work surfaces, composite sink and drainer with high spout mixer tap, integrated high rise oven and microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, under unit lighting, coving, spotlights, smoke detector, wood effect flooring, door to shower room and open to conservatory.

Conservatory

11'0 x 7'5 (3.35m x 2.26m)
UPVC double glazed windows, central heating radiator, spotlights, wood effect flooring and UPVC double glazed door to rear.

Shower Room

5'9 x 5'3 (1.75m x 1.60m)
Velux window, central heated towel rail, electric feed shower enclosed, dual flush WC, vanity top wash basin with mixer tap, PVC panelled elevations, PVC to ceiling, spotlights, extractor fan and wood effect flooring.

Bedroom One

13'0 x 11'0 (3.96m x 3.35m)
UPVC double glazed box window, central heating radiator, upright central heating radiator, ceiling fan and downlights.

Bedroom Two

12'8 x 11'0 (3.86m x 3.35m)
UPVC double glazed window, central heating radiator and coving.

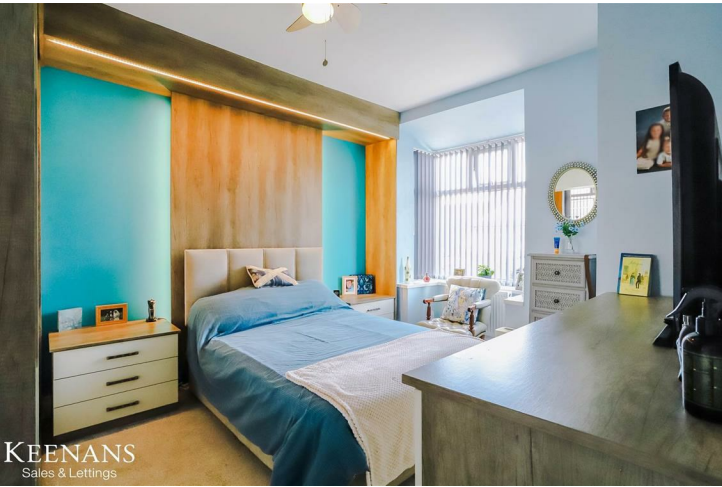
External

Rear

Enclosed paved garden, timber shed and gate to driveway.

Front

Enclosed paved garden with gated entrance.



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