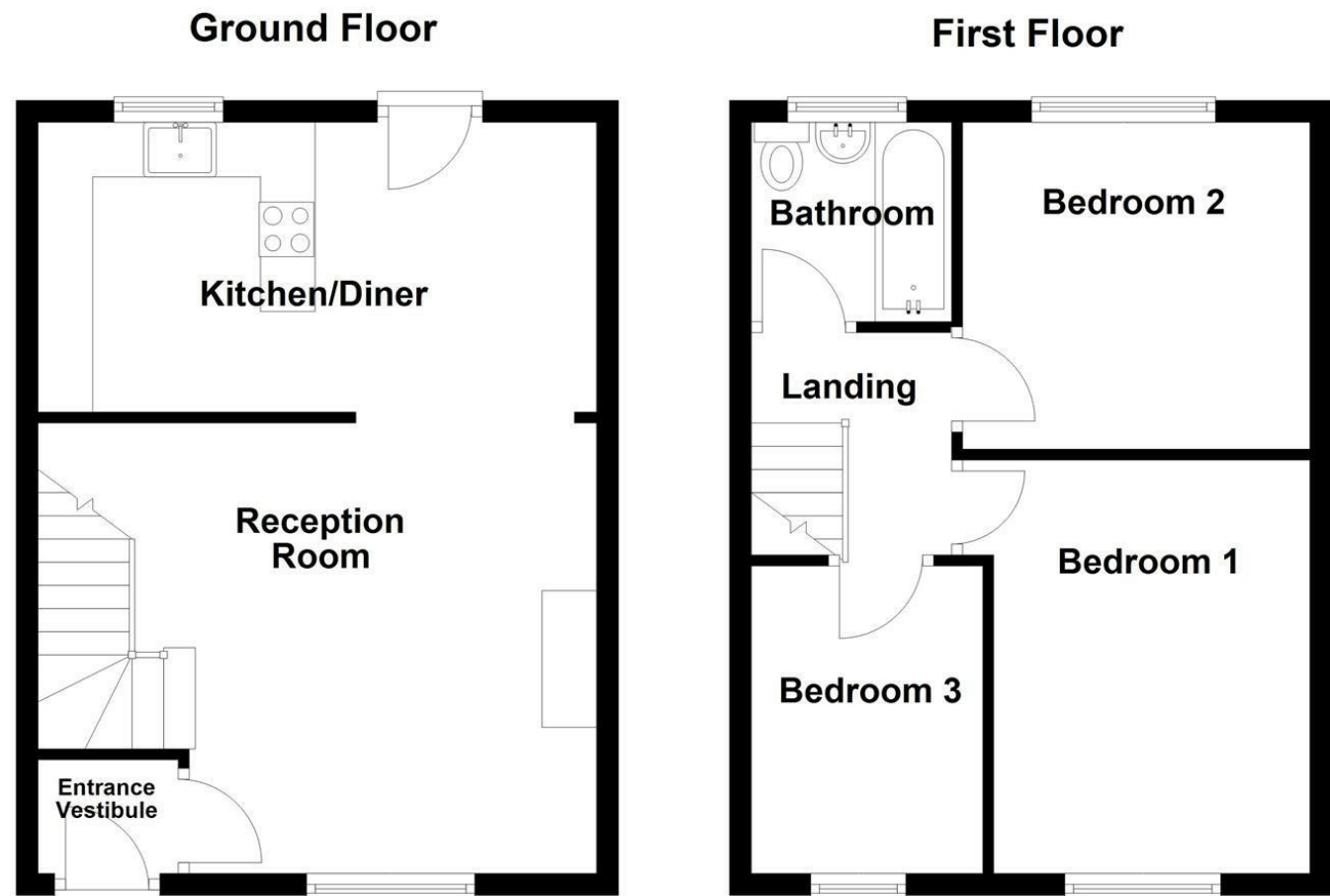




Duke Street, Accrington, BB5 5NQ

Offers Over £160,000

AN ENVIABLE END TERRACED FAMILY HOME

Nestled on Duke Street in the charming area of Clayton Le Moors, Accrington, this exquisite end terraced house is a true gem. Having been presented and updated to the highest standard, the property boasts immaculate interiors that are sure to impress.

As you step inside, you are welcomed by a spacious lounge featuring a stunning media wall, perfect for relaxation and entertainment. This inviting space seamlessly flows into a contemporary fitted kitchen diner, equipped with high-quality fixtures and stylish features that make it a delight for any home cook.

The first floor offers three generously sized bedrooms, providing ample space for family living, alongside a modern bathroom that complements the overall elegance of the home.

Outside, the beautifully landscaped gardens are a standout feature, complete with decking, paving, power, and lighting, creating an ideal setting for outdoor gatherings. The fully equipped summer house adds an extra touch of versatility, perfect for use as a home office or leisure space. The property also has an electric charger.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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3 1 1 C

- An Exquisite End Terraced Property
 - Modern Throughout
 - Off Road Parking
 - Tenure Freehold
- Three Bedrooms
 - Beautiful Tiered Gardens With Summer House
 - Council Tax Band A
- Sought After Location
 - Perfect Family Home
 - EPC Rating C

Ground Floor

Vestibule
4'3 x 3'9 (1.30m x 1.14m)

Reception Room
16'9 x 13'6 (5.11m x 4.11m)

Kitchen Diner
16'9 x 8'8 (5.11m x 2.64m)

First Floor

Landing
7'7 x 6 (2.31m x 1.83m)

Bedroom One
11'6 x 10'5 (3.51m x 3.18m)

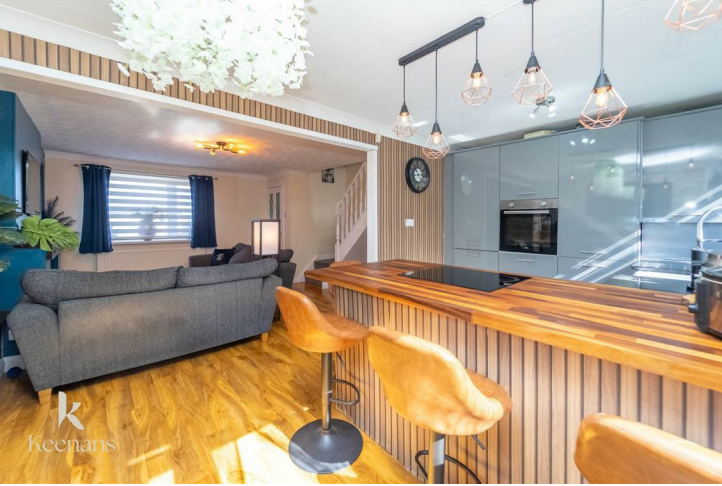
Bedroom Two
10'9 x 10'5 (3.28m x 3.18m)

Bedroom Three
8'4 x 7'4 (2.54m x 2.24m)

Bathroom
6'1 x 6 (1.85m x 1.83m)

External

Summer House
16'2 x 8'1 (4.93m x 2.46m)



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