



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(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.

Manchester Road, Accrington, BB5 2PD

Offers Over £230,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated beautifully throughout with spacious rooms, neutral decoration and fantastic gardens to the rear, this outstanding, three bedroom, mid terraced property is being proudly welcomed to the market in the most desirable location of Accrington. With an open plan kitchen diner, off road parking and added loft conversion, this property is the perfect home for any growing family to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley, Manchester and major motorway links. With a detached garage, two bathrooms and three double bedrooms, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a fitted kitchen diner. The first floor comprises of doors on to two double bedrooms, a family bathroom, shower room and staircase to the second floor. The second floor leads on to a third bedroom. Externally there is a yard with access on to an enclosed laid to lawn garden with block paving and bedding areas to the rear, as well as a timber storage shed, detached garage and off road parking. To the front there is a raised garden with bedding areas.

For further information or to arrange a viewing please contact our Accrington team at your earliest convenience.

Manchester Road, Accrington, BB5 2PD

Offers Over £230,000

 3  2  2  E

- Immaculate Mid Terrace Property
- Spread Across Three Floors
- Off Road Parking and Detached Garage
- EPC Rating TBC
- Three Bedrooms
- Ample Living Space
- Tenure Leasehold
- Two Bathrooms
- Spacious Yard to Rear
- Council Tax Band E

Ground Floor

Entrance Vestibule

4'7 x 3'4 (1.40m x 1.02m)

Hardwood single glazed frosted front door, coving, dado rail, tiled flooring and hardwood single glazed frosted door to hall.

Hall

13'4 x 3'4 (4.06m x 1.02m)

Central heating radiator, coving, corbel, two feature wall lights, solid wood flooring, hardwood doors to two reception rooms and stairs to first floor.

Reception Room One

15'11 x 11'5 (4.85m x 3.48m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, television point, open coal gas fire with granite effect hearth, tiled surround and oak mantel.

Reception Room Two

15'2 x 12'3 (4.62m x 3.73m)

Central heating radiator, coving, ceiling rose, picture rail, gas fire with granite effect hearth, surround and oak mantel, understairs storage, hardwood door to kitchen/dining area and UPVC double glazed French doors to rear.

Kitchen/Dining Area

20'8 x 7'10 (6.30m x 2.39m)

UPVC double glazed window, Velux window, central heating radiator, range of panel wall and base units with granite effect work surfaces, tiled splashback, composite sink and drainer with high spout mixer tap, integrated electric double oven with five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, plumbing for washing machine, spotlights, part tiled flooring, part solid wood flooring, UPVC double glazed French doors to rear and UPVC double glazed frosted door to rear.

First Floor

Landing

20'3 x 5'0 (6.17m x 1.52m)

Central heating radiator, smoke detector, loft access, dado rail, doors to two bedrooms, bathroom, shower room and stairs to second floor.

Bedroom One

15'4 x 13'0 (4.67m x 3.96m)

UPVC double glazed window, central heating radiator, picture rail, fitted wardrobe, original fireplace, understairs storage and solid wood flooring.

Bedroom Two

15'4 x 9'11 (4.67m x 3.02m)

UPVC double glazed window, central heating radiator, picture rail, fitted wardrobe and original fireplace.

Bathroom

7'10 x 7'2 (2.39m x 2.18m)

UPVC double glazed frosted window, central heated towel rail, rolltop freestanding bath with mixer tap and rinse head, pedestal wash basin with traditional taps, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Shower Room

5'2 x 4'10 (1.57m x 1.47m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, tiled elevations, extractor fan and tiled flooring.

Second Floor

Landing

7'0 x 4'3 (2.13m x 1.30m)

Velux window, eave storage and door to bedroom three.

Bedroom Three

15'4 x 14'8 (4.67m x 4.47m)

Three Velux windows, central heating radiator, spotlights and smoke detector.

External

Rear

Enclosed yard with laid to lawn, block paving, timber storage shed, off road parking and access to detached garage.

Front

Raised garden with bedding.



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