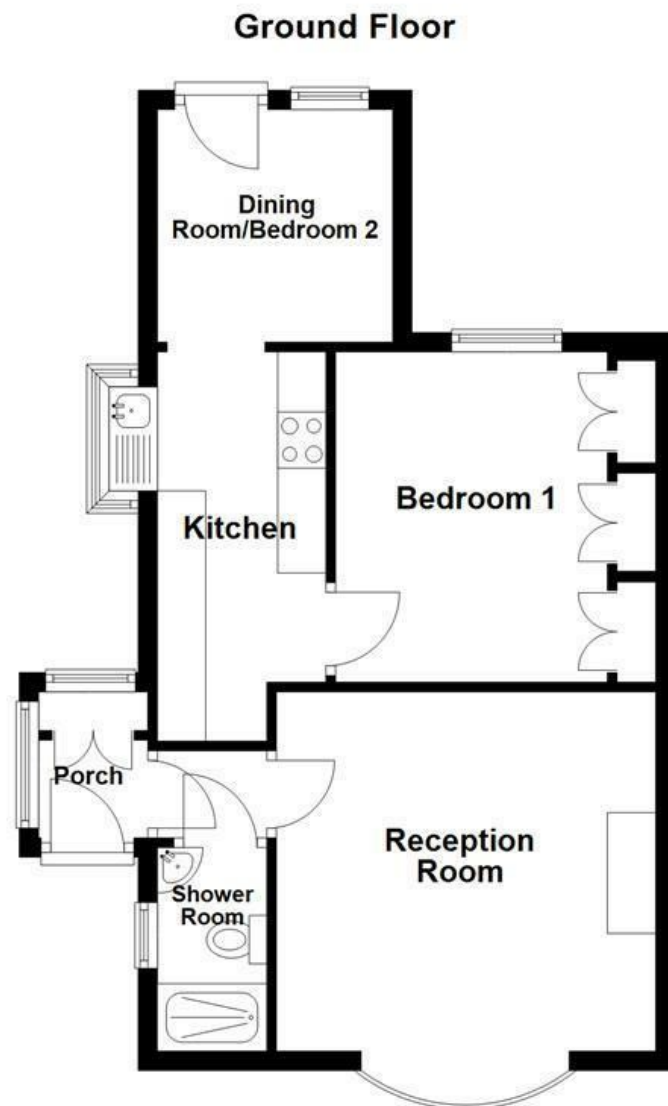




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Queensborough Road, Accrington, BB5 5AP

£150,000

AN IDYLIC SEMI DETACHED TRUE BUNGALOW

Nestled in the charming Queensborough Road in Accrington, this exceptionally presented semi-detached true bungalow is a remarkable find. Recently renovated to the highest standard within the last nine years, the property boasts immaculate presentation, modern fixtures, and a tasteful neutral décor that creates a welcoming atmosphere throughout.

As you step inside, the property is benefitted by beautifully lit rooms, contemporary fixtures and fittings, a spacious lounge, modern kitchen and a double bedroom, complete with fitted wardrobes that offer ample storage. The dining area, currently serving as a delightful space for meals, holds the potential to be easily converted back into a second bedroom, providing flexibility to suit your needs.

The exterior of the property is equally impressive, featuring beautifully landscaped gardens that are a joy to behold. These outdoor spaces offer a serene retreat for relaxation or entertaining guests. Additionally, there is the convenience of off-road parking.

One of the standout features of this bungalow is the absence of any chain delay, allowing for a smooth and swift transition into your new home. This property is a true credit to its current owners, reflecting their care and attention to detail.

Queensborough Road, Accrington, BB5 5AP

£150,000

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

- Exceptional Semi Detached True Bungalow
- Immaculate Presentation Throughout
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Contemporary Fixtures and Fittings
- Tenure Leasehold
- Three Piece Shower Room
- Beautifully Landscaped Gardens
- Council Tax Band A

Entrance Porch

4'11 x 3'9 (1.50m x 1.14m)

Composite double glazed frosted leaded front door, UPVC double glazed frosted window, meter cupboard, polycarbonate roof, feature wall light, vinyl flooring and UPVC double glazed frosted leaded door to hall.

Hall

3'9 x 2'10 (1.14m x 0.86m)

Coving, smoke detector, doors leading to reception room, shower room and kitchen.

Reception Room

14'8 x 12'11 (4.47m x 3.94m)

UPVC double glazed bow window, central heating radiator, coving, television point and electric fire with granite effect hearth and surround.

Shower Room

6'11 x 3'9 (2.11m x 1.14m)

UPVC double glazed frosted window, central heated towel rail, walk-in direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan, spotlights and wood effect laminate flooring.

Kitchen

13'3 x 7'7 (4.04m x 2.31m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven and microwave, four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, coving, loft access, spotlights, smoke detector, wood effect laminate flooring, door to bedroom one and open arch to dining room/bedroom two.

Dining Room/Bedroom Two

8'0 x 7'11 (2.44m x 2.41m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and UPVC double glazed door to rear.

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

External

Rear

Enclosed garden with paving, stone chippings, bedding areas, mature shrubbery and timber storage shed.

Front

Paving and driveway.



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