



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Blackburn Road, Accrington, BB5 0DB

£165,000

AN IDYLIC FAMILY HOME

Having been presented and updated to the most immaculate standard throughout with stylish interiors, neutral decorations and an abundance of indoor and outdoor space, this exceptional three bedroom townhouse property is being proudly welcomed to the market in the desirable location of Accrington. With added garage, two bathrooms, balcony and being a credit to the current owners, this property has been transformed into an immaculate and contemporary family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a contemporary fitted kitchen diner, WC and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and provides access through to a spacious reception room. The first floor comprises of doors on to two generously sized bedrooms, modern family bathroom, staircase to the second floor and access on to a fantastic balcony. The second floor guides you through to an enviable main bedroom and shower room. Externally there is an enclosed garden to the rear with paving, laid to lawn and access on to the garage. To the front there is a stone chip courtyard.

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

Blackburn Road, Accrington, BB5 0DB
£165,000

 3  2  1  C

- Exquisite Townhouse Property
 - Presented to Highest Standard Throughout
 - Garage
 - EPC Rating C
- Three Bedrooms
 - Modern Fitted Dining Kitchen
 - Tenure Leasehold
- Two Bathrooms
 - Enclosed Garden to Rear
 - Council Tax Band B

Ground Floor

Entrance Hall

6'7 x 3'11 (2.01m x 1.19m)

Composite double glazed frosted front door, central heating radiator, smoke detector, doors to kitchen/dining area, WC and stairs to first floor.

WC

4'10 x 3'2 (1.47m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and tiled effect lino flooring.

Kitchen/Dining Area

13'6 x 11'7 (4.11m x 3.53m)

UPVC double glazed window, central heating radiator, spotlights, range of high gloss wall and base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, wood effect laminate flooring and door to reception room.

Reception Room

14'10 x 11'6 (4.52m x 3.51m)

Central heating radiator, television point, understairs storage, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

19'1 x 6'5 (5.82m x 1.96m)

Central heating radiator, smoke detector, doors to two bedrooms, bathroom, UPVC double glazed door to balcony and stairs to second floor.

Bedroom Two

14'10 x 9'3 (4.52m x 2.82m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'2 x 9'4 (3.10m x 2.84m)

UPVC double glazed window, central heating radiator and UPVC double glazed door to balcony.

Bathroom

8'1 x 5'5 (2.46m x 1.65m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, tiled elevations, extractor fan and wood effect lino flooring.

Second Floor

Landing

9'6 x 6'9 (2.90m x 2.06m)

Velux window, central heating radiator, smoke detector, door to bedroom one and shower room.

Bedroom One

15'7 x 14'10 (4.75m x 4.52m)

Central heating radiator, loft access, television point and UPVC double glazed French doors to Juliet balcony.

Shower Room

7'9 x 7'1 (2.36m x 2.16m)

Velux window, central heating radiator, electric feed shower enclosed, dual flush WC, pedestal wash basin with traditional taps, tiled elevations, extractor fan, integrated eave storage and wood effect lino flooring.

External

Rear

Enclosed laid to lawn garden with paving, bedding areas and access to garage.

Garage

20'3 x 10'11 (6.17m x 3.33m)

Roller shutter door.

Front

Paved forecourt.

