





Hilton &  
Horsfall



## Manchester Road, Accrington

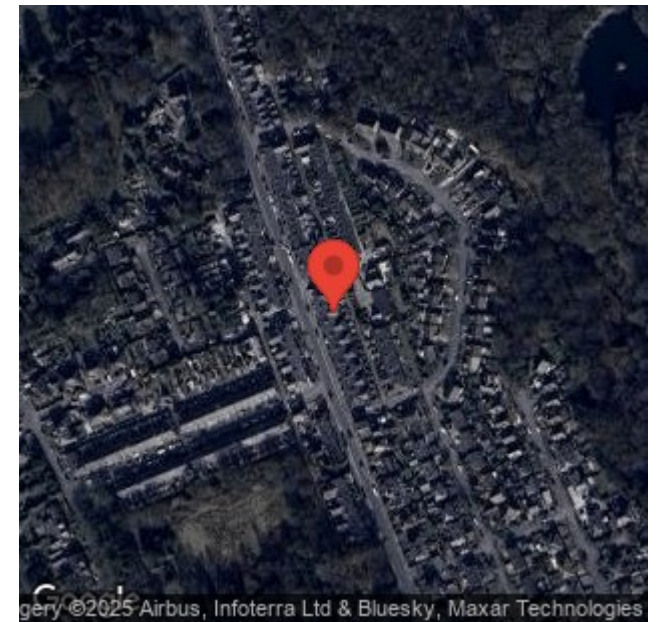
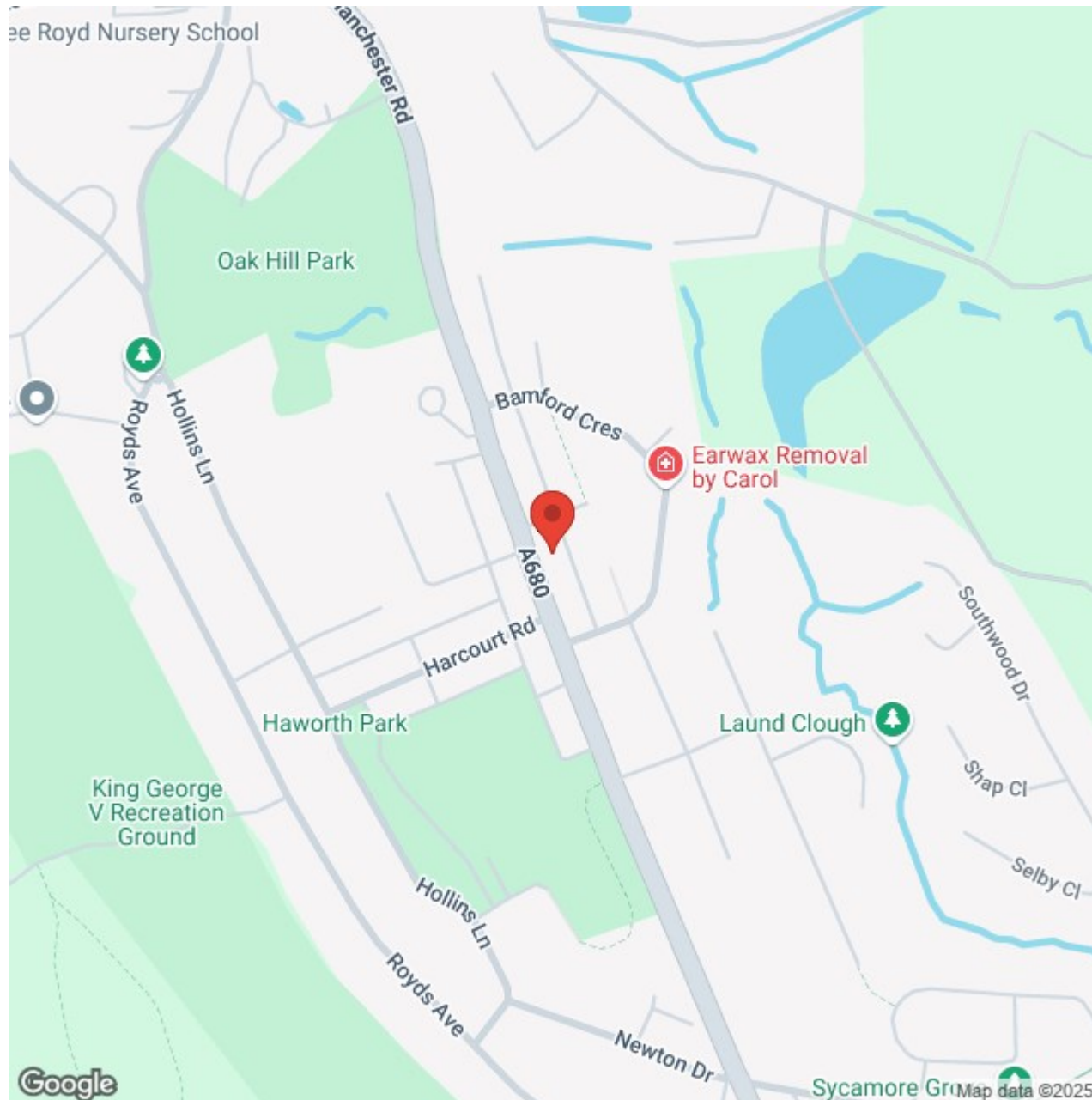
### Offers In The Region Of £154,950

- Terraced
- Three bedrooms
- Two reception rooms
- Outhouse
- Bathroom
- Sought after area

A well-presented three bedroomed mid-terraced home situated in the heart of Baxenden, ideal for families and first-time buyers alike. The ground floor offers generous living accommodation including a spacious family living room, a separate dining room perfect for entertaining, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from a neat forecourt to the front and a low-maintenance flagged rear yard, complete with an outhouse which has power—ideal for storage or workshop use.











## Lancashire

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### ENTRANCE

With a uPVC double glazed door leading to:

### VESTIBULE

Providing access to the living room.

### LIVING ROOM 17'8" x 14'9" (5.39 x 4.50)

A family sized living room with an electric fire set within a feature fire place, 1x radiator, coving, wood effect flooring, solid hard wood double doors leading to the dining room and a uPVC bay window to the front elevation.

### DINING ROOM 14'0" x 14'6" (4.27 x 4.44)

A spacious dining room with ample room for a large table, gas fire set within a feature fireplace, coving, 2x radiators, wood effect flooring and a uPVC double glazed window to the rear elevation.

### KITCHEN 10'7" x 7'3" (3.24 x 2.22)

With a range of wall and base units, having integrated appliances such as a dishwasher, 4 ring gas hob, electric oven and breakfast bar. The kitchen also boasts plumbing for a washing machine, partially tiled walls, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear yard.

### FIRST FLOOR / LANDING

With 1x radiator and access to the loft.

### BEDROOM ONE 15'9" x 11'6" (4.81 x 3.52)

A good sized double bedroom with fitted wardrobes, 1x radiator, coving, wood effect flooring and a uPVC double glazed window to the rear elevation.

### BEDROOM TWO 12'8" x 8'3" (3.88 x 2.54)

Another bedroom of double proportion with wood effect flooring, 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM THREE / STUDY 7'7" x 5'10" (2.32 x 1.80)

A single bedroom which could also be used a study, with 1x radiator and a uPVC double glazed window to the front elevation.

### BATHROOM 9'6" x 7'7" (2.90 x 2.33)

A contemporary three piece suite with a panelled bath and shower over, pedestal sink with chrome mixer tap, push button w.c, heated towel rail in chrome, built in storage cupboard, partially tiled walls and a frosted uPVC double glazed window to the rear elevation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/manchester-rd-accrington/>

### PUBLISHING

### PROPERTY DETAIL







BB5 2PF

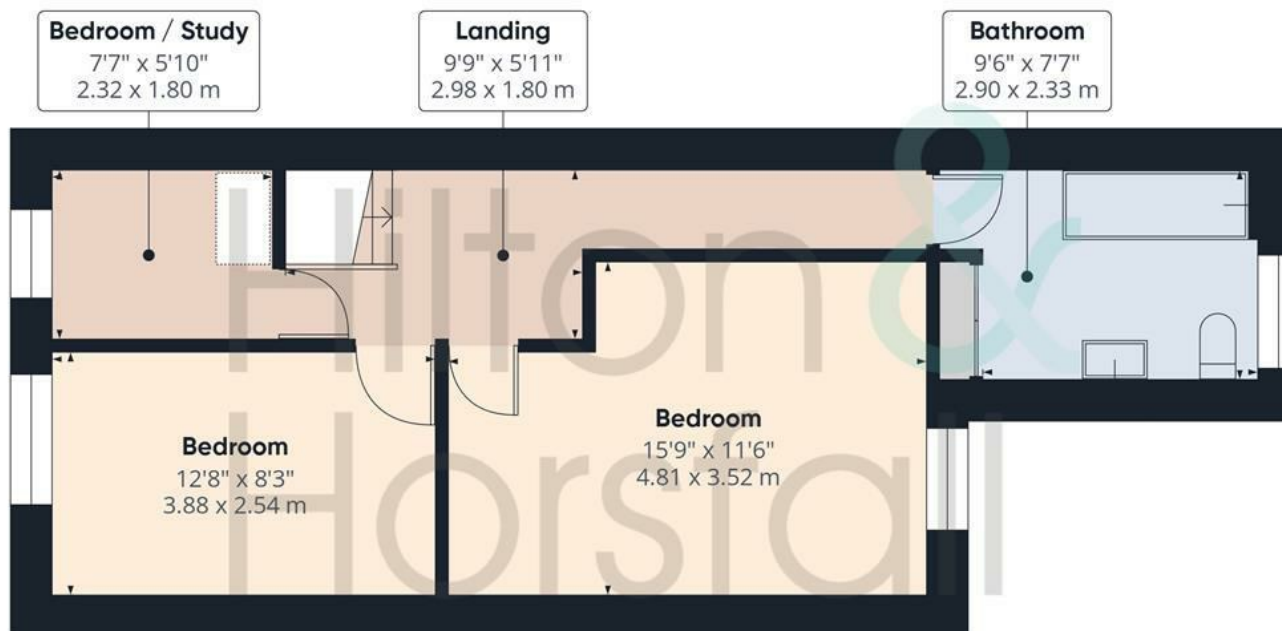
## OUTSIDE

Externally, the property benefits from a neat forecourt to the front and a low-maintenance flagged rear yard, complete with an outhouse which has power—ideal for storage or workshop use.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

988 ft<sup>2</sup>

91.8 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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