



Marlborough Road, Accrington O.I.R.O £89,950

- Two Bedroom Mid Terrace
- Two Spacious Reception Rooms
- Three Piece Bathroom
- Well Presented
- Ideal First Time Buy
- Close Proximity To Amenities
- Enclosed Rear Yard
- Sought After Area
- Viewing Essential



## INTRODUCTION

*This well presented two bedroomed garden fronted mid terraced property in a popular and sought after area of Accrington, is handily located for town centre amenities, hospital access and for commuter routes into and out of Accrington, and with plenty of indoor space and a west facing sun-trap back yard, this property would ideally suit a young individual or couple as a first time buy.*

*Guiding you through the property: the front door leads into an entrance vestibule, with door leading into an inner hallway, from which stairs lead to the first floor and doors lead to two generously sized reception rooms, the front utilised as a handy dining room with feature wall inset real living flame gas fire, and the second the main family sitting room, with stunning and welcoming feature multi-fuel burning fire in an open fireplace. Hardwood french doors open up allowing access through the second reception room to a cosy fitted kitchen, with door leading out to an enclosed paved yard to the rear, with a detached outbuilding, timber log store, and gate to shared access road. To the first floor you will find two double sized bedrooms, both with fitted storage solutions, and a three piece family bathroom. To the front of the property you will find a low maintenance enclosed stone chipped courtyard.*

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

## Ground Floor

### Entrance Vestibule

**3'7 x 3'4 (1.09m x 1.02m)**

UPVC frosted leaded entrance door, cornice coving to ceiling, decorative elevations, wood effect flooring and hardwood frosted glazed door to the hall.

### Inner Hallway

**11'10 x 3'4 (3.61m x 1.02m)**

Cornice coving to ceiling, plaster corbels to picture rails, central heating radiator, wood effect flooring, stairs to the first floor and hardwood doors to reception rooms.

### Reception Room One

**12'5 x 10'1 (3.78m x 3.07m)**

UPVC double glazed window, central heating radiator, cornice coving to ceiling, picture rail, wall inset real living flame gas fire, television point and wood effect flooring.

### Reception Room Two

**14'1 x 13'8 (4.29m x 4.17m)**

UPVC double glazed window, central heating radiator, picture rail, multi fuel burning fire in an open fireplace with a slab hearth and wooden surround, television point, wood effect flooring, door to understairs storage and double hardwood single glazed french doors to the kitchen.

## Kitchen

**10'7 x 7'3 (3.23m x 2.21m)**

UPVC double glazed garden window, central heating radiator, wood panelled wall and base units with granite effect worktops, stainless steel one bowl sink and drainer with mixer tap, plumbing for washing machine, integrated electric oven with a four ring electric hob, stainless steel splashback and extractor hood, space for fridge freezer, combination boiler unit, wood effect flooring and UPVC double glazed frosted door to the rear.

## First Floor

### Landing

**6'4 x 5'11 (1.93m x 1.80m)**

Partial wood effect flooring, partial picture rail and hardwood doors to the bedrooms and bathroom.

### Bedroom One

**14' x 12'3 (4.27m x 3.73m)**

UPVC double glazed window, central heating radiator, picture rail, fitted storage, television point, original fireplace and wood effect flooring.

### Bedroom Two

**14'1 x 7'8 (4.29m x 2.34m)**

UPVC double glazed window, central heating radiator, picture rail, fitted storage and wood effect flooring.

## Bathroom

**11'1 x 6 (3.38m x 0.15m)**

UPVC double glazed frosted window, central heating radiator, picture rail, part tiled elevations, three piece bathroom suite comprising: wood panelled bath with traditional taps and electric feed shower head, pedestal wash basin with traditional taps, low basin WC, fitted storage and wood effect flooring.

## External

### Front

Enclosed stone chipped courtyard with gate onto the street front.

### Rear

Enclosed west facing paved yard with detached outbuilding, timber log store and gate to a shared access road.

## Agents Notes

Council Tax Band A.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(32-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		