



Manchester Road, Accrington Offers over £120,000

- Terraced House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Well Presented
- Four Piece Bathroom
- Enclosed Rear Yard
- Ideal First Time Buy
- Viewing Essential

INTRODUCTION

WELL PRESENTED TERRACED HOME!

The current owner has maintained this property to an exceptional standard, boasting spacious accommodation throughout, the property is conveniently located within walking proximity to local amenities and schools. The property comprises; the front door allows for access via the vestibule, which follows through to the hallway where you will find doors to reception one and two, alongside stairs to the first floor. Reception room two allows access to the kitchen which then provides access to the rear garden. To the first floor are two double bedrooms and a fantastic modern four-piece bathroom suite. The front external of the property boasts a paved entrance. For further information, or to book a viewing, please contact our Accrington team at your earliest convenience.

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

4'00 x 2'09 (1.22m x 0.84m)

Spotlights, tiled floor, door leading to hallway

Hall

10'08 x 3'00 (3.25m x 0.91m)

Wood floor, stairs to first floor, doors to two reception rooms.

Reception Room One

11'04 x 11'00 (3.45m x 3.35m)

UPVC double glazed window, central heating radiator, coving, wood floor, gas fire with polished stone surround.

Reception Room Two

15'06 x 12'06 (4.72m x 3.81m)

UPVC double glazed window, central heating radiator, coving, under-stairs storage, door to kitchen.

Kitchen

11'03 x 7'02 (3.43m x 2.18m)

Two UPVC double glazed windows, central heating radiator, high gloss white wall and base units, wood effect surfaces, electric oven, four ring gas hob, extractor hood, wood effect up stands, stainless steel sink with high sprout tap, plumbing for washing machine, space for an American fridge freezer, spotlights, coving, tiled floor, UPVC double glazed door to rear.

First Floor

Landing

10'03 x 3'00 (3.12m x 0.91m)

Spotlights, latch to attic, doors to bedrooms and bathroom.

Bathroom

15'02 x 5'04 (4.62m x 1.63m)

UPVC double glazed window, central heating radiator, central heating towel rail, four piece suite comprising of a twin flush WC, pedestal wash basin with mixed taps, panel bath with mixed taps, enclosed direct feed shower, spotlight, part tiled elevations, tiled floor.

Bedroom One

15'01 x 11'02 (4.60m x 3.40m)

UPVC double glazed windows, central heating radiator, spotlights, coving.

Bedroom Two

13'02 x 10'06 (4.01m x 3.20m)

UPVC double glazed windows, central heating radiator, spotlights, fitted wardrobes.

External

Front

Gated entrance with paved path.

Rear

Fully enclosed yard.

Agents Notes

This Property Is Leasehold
Council Tax band B

