

NEW



Dill Hall Lane, Accrington Offers over £100,000

- Terrace House
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Rear Yard
- Close To Amenities
- Ideal First Time Buy
- Viewing Essential

INTRODUCTION

A FANTASTIC, THREE BEDROOMED EXTENDED TERRACED PROPERTY!

Situated in the most desirable area of Accrington, within easy reach of network links, amenities and schools, stands this superb, three bedroomed property. With a beautiful enclosed garden, two sizeable reception rooms and an extended kitchen, the property would ideally suit a young family or first time buyer. With a modern interior style throughout, the property comprises briefly;

Entrance vestibule and hallway, housing a staircase to the first floor and doors leading to two generously sized reception rooms. The second reception room allows through access to an inner hallway which houses an under stair storage cupboard and archway through to a fitted oak kitchen. To the first floor, you will find three bedrooms and a three piece family bathroom suite.

Externally, the property features a well presented enclosed yard with elevated decking area for al fresco dining, outdoor tap and planted raised beds. Viewings can be arranged by calling our Accrington team today!

Ground floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

4'07 x 3'06 (1.40m x 1.07m)

Coving, part tiled elevations, tiled flooring, meter cupboard, hardwood single glazed door to hall.

Hall

13'00 x 3'05 (3.96m x 1.04m)

Central heating radiator, smoke alarm, feature wall lights, doors to two reception rooms. Stairs to first floor,

Reception room one

14'06 x 11'11 (4.42m x 3.63m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, dado rail, electric coal burner effect fire, wood effect floor.

Reception room two

14'00 x 12'07 (4.27m x 3.84m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, dado rail, electric fire, television point, wood effect flooring, door to inner hall.

Inner hall

9'08 x 2'04 (2.95m x 0.71m)

Understairs storage, tile effect flooring, arch to kitchen, UPVC double glazed door to rear.

Kitchen

10'06 x 8'11 (3.20m x 2.72m)

Two UPVC double glazed windows, oak panel wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink, drainer and high spout mixed taps, plumbing for washing machine, space for dryer, eye level Kenwood electric oven, Lamona induction hob, extractor hood, spotlights.

First floor

Landing

18'10 x 5'08 (5.74m x 1.73m)

Loft access, coving, central heating radiator, fitted storage, doors to three bedrooms and bathroom.

Bedroom one

14'03 x 13'07 (4.34m x 4.14m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, fitted wardrobes, television point.

Bedroom two

14'00 x 9'11 (4.27m x 3.02m)

UPVC double glazed window, central heating radiator.

Bedroom three

9'05 x 5'07 (2.87m x 1.70m)

UPVC double glazed window, central heating radiator, spotlights.

Bathroom

8'11 x 6'01 (2.72m x 1.85m)

UPVC double glazed frosted window, three piece suite comprising of a panel bath with direct feed shower, low base WC, pedestal wash basin, spotlights, part tiled elevations, fitted storage, tile effect floor.

External

Garden front.

Rear

Enclosed yard with a small gated decked area.

Agents notes

This property is leasehold
Tax band A

