



Thorneyholme Road, Accrington Offers over £145,000

- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom
- Laid To Lawn Garden
- Off Road Parking
- Well Presented
- Fantastic Family Home

## INTRODUCTION

**\*A BEAUTIFUL, SPACIOUS THREE BEDROOMED SEMI-DETACHED PROPERTY\***

*This well looked after, three bedroomed semi-detached property is the perfect home for a growing family. Situated in the popular town of Accrington. Within close range to good schools and amenities and close to bus routes. This property is perfect to move in straight away.*

*When entering the property you are welcomed to a hallway that leads to a reception room and stairs to the first floor. The reception room then leads to a kitchen. The kitchen then comprises of a door leading to a utility room which is then followed on to a WC. On the first floor there is a landing leading to three bedrooms and a bathroom. Externally there is a well kept, laid to lawn garden at the rear and decking area with off road parking at the front of the property.*

*For more information or to arrange a viewing please contact our Accrington team.*

## Ground Floor

### Entrance Porch

**5'3 x 4'7 (1.60m x 1.40m)**

UPVC double glazed front entrance door, UPVC double glazed window, tiled flooring and UPVC double glazed door to the hallway.

### Hallway

**12'10 x 6' (3.91m x 1.83m)**

Central heating radiator, coving, dado rail, meter cupboard, understairs storage, smoke alarm, stairs to the first floor and door to reception room.

### Reception Room One

**13'7 x 13'1 (4.14m x 3.99m)**

UPVC double glazed bay window, central heating radiator, coving, feature wall lights, gas fire with granite effect hearth and wooden mantel, television point and open to reception room two.

### Reception Room Two

**10'3 x 8'11 (3.12m x 2.72m)**

Coving, central heating radiator, wood effect flooring, UPVC double glazed French doors to the rear and door to the kitchen.

### Kitchen

**10'2 x 9'7 (3.10m x 2.92m)**

UPVC double glazed window, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, electric oven with a four ring gas hob, extractor hood, stainless steel sink, drainer and mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring and door to the utility.

### Utility Room

**8'10 x 4'5 (2.69m x 1.35m)**

Part wood panelled elevations, space for dryer, tiled flooring, UPVC double glazed frosted door to the side elevation and door to WC.

### WC

**4'7 x 2'5 (1.40m x 0.74m)**

UPVC double glazed frosted window, twin flush WC, part tiled elevations and tiled flooring.

## First Floor

### Landing

**7'8 x 7' (2.34m x 2.13m)**

UPVC double glazed window, loft access, dado rail and doors to three bedrooms and bathroom.

### Bedroom One

**11'7 x 9'8 (3.53m x 2.95m)**

UPVC double glazed bay window, central heating radiator, coving, built in storage and television point.

### Bedroom Two

**11'11 x 11' (3.63m x 3.35m)**

UPVC double glazed window, central heating radiator, coving and built in storage.

### Bedroom Three

**8'5 x 8'3 (2.57m x 2.51m)**

UPVC double glazed window, central heating radiator and coving.

### Bathroom

**7'11 x 7'6 (2.41m x 2.29m)**

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising: panelled bath with direct feed shower overhead, twin flush WC, pedestal wash basin, part tiled elevations, fitted linen cupboard and tile effect flooring.

## External

### Front

Paved and planted garden with driveway providing off road parking.

### Rear

Laid to lawn garden with decked area, paving and bedding areas.

## Agents Notes

The property is Freehold and Council Tax Band B.

