



Manchester Road, Baxenden Offers over £265,000

- Detached Home
- Four Bedrooms
- Stunning Kitchen
- Basement/Storage
- Two Reception Rooms
- Garage/Utility Room
- Garden/Patio
- Elegant Decor
- Viewing Essential



## INTRODUCTION

**A BEAUTIFUL, FOUR BEDROOM DETACHED HOME IN A CONVENIENT AREA OF ACCRINGTON!**

*This superb, four bedroomed property is being welcomed to the market in a highly desired area of Accrington, within close reach of Town centre amenities as well as being on a direct motorway link to Bury and Manchester, the property boasts an abundance of curb appeal and boasts a variety of original features providing it with character and charm. With four storeys of exceptionally proportioned accommodation including a fantastic basement, this superb home would ideally suit a large or extended family looking to up size.*

*Entering the property, you will find a porch which allows access to a spacious entrance hallway. The hallway houses a staircase to the first floor and has doors leading to a WC, two generously sized reception rooms and a fitted kitchen. The kitchen provides access to a cellar via a pantry area and also allows access to an integral garage.*

*Viewings can be arranged by contacting our Accrington office at your earliest convenience!*

## Ground Floor

### Entrance

Wood framed double glazed door to the porch.

### Porch

Original tiled flooring and wood frame leaded door to the hallway.

### Hallway

**14'1 x 9'1 (4.29m x 2.77m)**

Victorian radiator, dado rail, stairs to the first floor, cornice coving to the ceiling, doors to the WC and both reception rooms and the kitchen.

### WC

**4'1 x 3'8 (1.24m x 1.12m)**

Oriel window, twin flush WC, pedestal wash basin, part tiled elevations and tiled flooring.

### Reception Room One

**16'8 x 14' (5.08m x 4.27m)**

UPVC double glazed bow window, central heating radiator, coving to the ceiling, ceiling rose, living flame gas fire with cast iron surround, tiled hearth and tiled cheeks, dado rail, picture rail and television point.

### Reception Room Two

**14'5 x 13'11 (4.39m x 4.24m)**

UPVC double glazed window, central heating radiator, coving to the ceiling, picture rail, dado rail, ceiling rose and cast iron fire to the chimney breast.

### Kitchen

**14'5 x 10'5 (4.39m x 3.18m)**

Wood frame garden window, central heating radiator, Karndean flooring, range of wood panel wall and base units, granite effect surfaces, tiled splashbacks, granite coated one and a half bowl sink, drainer and mixer tap, electric oven and grill with a four ring gas and induction combination hob, extractor hood, integrated dishwasher, fridge and freezer, cornice coving to the ceiling, spotlights and door to the garage and the pantry.

### Pantry

**6'11 x 2'6 (2.11m x 0.76m)**

Wood frame window, shelving and stairs to the basement.

### Garage

**18'6 x 18'5 (5.64m x 5.61m)**

Double doors and door to the rear, storage to the rafters and UPVC double glazed window.

### Basement/Hallway

**8'10 x 4'10 (2.69m x 1.47m)**

Doors to two large rooms and the separate utility room.

### Basement Room One

**15'10 x 11' (4.83m x 3.35m)**

Fitted storage, spotlights and is fully carpeted.

### Basement Room Two

**13'5 x 13'1 (4.09m x 3.99m)**

UPVC double glazed French doors to the rear, storage and is fully carpeted.

### Utility Room

**5'10 x 4'4 (1.78m x 1.32m)**

Wood effect surfaces with plumbing underneath for a washing machine and door to the shower room and a storage room.

### Shower Room

**9'3 x 9'3 (2.82m x 2.82m)**

Corner shower enclosure, twin flush WC, vanity top wash basin, part tiled elevations, spotlights, extractor fan, chrome heated towel rail and tiled flooring.

## First Floor

### Landing

**12'2 x 11'5 (3.71m x 3.48m)**

Wood frame leaded window, smoke alarm and doors to four bedrooms and the bathroom.

### Bedroom One

**14'8 x 16'10 (4.47m x 5.13m)**

UPVC double glazed window, central heating radiator, cast iron open flue fire, picture rail, cornice coving to the ceiling and ceiling rose.

### Bedroom Two

**15'5 x 14'2 (4.70m x 4.32m)**

Wood frame double glazed window, central heating radiator, coving to the ceiling, ceiling rose and picture rail.

### Bedroom Three

**9'8 x 7'7 (2.95m x 2.31m)**

Wood frame double glazed window, central heating radiator, ceiling rose and fitted wardrobe.

### Bedroom Four

**11'11 x 4'11 (3.63m x 1.50m)**

Oriel and UPVC double glazed window, central heating radiator and picture rail.

### Bathroom

**8'2 x 6'7 (2.49m x 2.01m)**

Two wood frame frosted windows, roll top ball and claw bath, pedestal wash basin, corner shower enclosure with electric feed, twin flush WC, part tiled elevations, wood flooring, cornice coving to the ceiling and ceiling rose.

### Loft

**16'11 x 15'9 (5.16m x 4.80m)**

Two Velux windows, access to the eaves, good head height and ladder access.

## External

### Front

Off road parking, enclosed front garden with paved pathway to the front access door and access to the garage to the side return.

### Rear

Enclosed laid to lawn garden that can be accessed via the basement, garage and the ground floor. With hedged borders, paved patio, planted beds and steps up to the rear access door.

### Agents Notes

The property is Council Tax band F.