



Manchester Road, Baxenden £135,000

- Mid Terrace Property
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Three Piece Bathroom
- Cellar Room
- Rear Yard
- Popular Area
- Viewing Essential

INTRODUCTION

A WELL MAINTAINED THREE BEDROOMED TERRACED PROPERTY IN A POPULAR LOCATION

This spacious, three bedroomed terraced property is being brought to the market in the popular area of Baxenden. Close to bus routes to Haslingden, Manchester and Accrington, as well as, network links. This property, once modernised, is a stunning home for a growing family or couple looking to up-size. Comprising briefly; a welcoming hallway leads on to two spacious reception rooms and stairs to the first floor. The second reception room leads on to a good sized kitchen. The first floor comprises of doors to three bedrooms and a three piece family bathroom. Externally there is an easy to maintain patio yard to the rear with access to a cellar and views over fields. To the front there is a garden. For more information or to arrange a viewing please contact our Accrington team at your earliest convenience.

Ground floor

Entrance

Hardwood single glazed door to vestibule.

Vestibule

3'07 x 3'06 (1.09m x 1.07m)

Coving, hardwood single glazed frosted door to hall.

Hallway

13'07 x 3'07 (4.14m x 1.09m)

Central heating radiator, coving, doors to two reception rooms, stairs to first floor.

Reception room one

16'00 x 12'01 (4.88m x 3.68m)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, feature wall light, gas fire, television point.

Reception room two

15'03 x 13'01 (4.65m x 3.99m)

UPVC double glazed window, central heating radiator, coving, picture rail, gas fire, door to kitchen.

Kitchen

15'11 x 9'06 (4.85m x 2.90m)

Two hardwood windows, central heating radiator, range of wood wall and base units, granite effect surfaces, stainless steel sink, drainer and taps, gas oven, four ring gas hob, space for fridge, plumbing for washing machine, boiler, understairs storage.

First floor

Landing

21'04 x 5'02 (6.50m x 1.57m)

Skylight, loft access, coving, fitted storage, doors to three bedrooms and bathroom.

Bedroom one

16'03 x 12'10 (4.95m x 3.91m)

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

Bedroom two

15'04 x 10'10 (4.67m x 3.30m)

UPVC double glazed window, central heating radiator.

Bedroom three

9'02 x 8'01 (2.79m x 2.46m)

UPVC double glazed window, central heating radiator, coving, fitted storage.

Bathroom

6'00 x 5'05 (1.83m x 1.65m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a low base WC, pedestal wash basin, wood panel bath with electric feed shower, part tiled elevations, tile effect floor.

External

Courtyard.

Rear

Yard with access to cellar and views over the fields.

Cellar

13'11 x 7'11 (4.24m x 2.41m)

Power and lighting.

Agents notes

Tax Band C

