



Manchester Road, Accrington Asking price £159,950

- Mid Terrace Property
- Two Bedrooms
- Plus Attic Room
- Fitted Kitchen
- Two Reception Rooms
- Four Piece Bathroom
- Enclosed Decked Garden
- Additional Garden Available
- Envious Views

INTRODUCTION

AN OUTSTANDING, TWO BEDROOMED TERRACED PROPERTY WITH CONVERTED ATTIC ROOM AND SPECTACULAR OPEN VIEWS!

This well presented, two bedroomed home is proudly welcomed to the market in a convenient area of Accrington. Close to Accrington's Town centre amenities, schools and major motorway links to Bury and Manchester, the property would be perfectly suited to a young family or a first time buyer. With a garage on a lower ground level, cellar and rented garden with parking for two cars, the property is a credit to its current occupants and internally comprises; A welcoming entrance porch leads you to a hallway. The hallway houses a staircase to the first floor and has a door leading to a large reception room. The reception room provides access to a fitted kitchen, under stair storage space and a further reception room via an open archway. To the first floor, you will find two double bedrooms and a luxurious house bathroom as well as a staircase allowing access to a converted attic room. Externally, to the rear of the property you will find an elevated decking area with steps down to a single garage and cellar. There is also an additional rented garden adjacent to the rear of the property and a driveway for two cars. Viewings are essential and can be arranged easily by calling our Accrington team today!

Ground Floor

Entrance Vestibule

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

Hallway

9'9 x 4' (2.97m x 1.22m)

Central heating radiator, wood effect flooring, picture rail, stairs to the first floor and door to reception room two.

Reception Room Two

15'2 x 14'5 (4.62m x 4.39m)

Wood effect flooring, coving, picture rail, living flame gas fire with decorative mantel, UPVC double glazed French doors to the rear, open to reception room one and door to the kitchen.

Reception Room One

13'5 x 12'1 (4.09m x 3.68m)

UPVC double glazed window, central heating radiator, wood effect flooring, television point, cast iron multi fuel burning stove with wooden mantel, cornice coving.

Kitchen

9'5 x 7'6 (2.87m x 2.29m)

UPVC double glazed window, range of cream panelled wall and base units with wood effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven and grill in a high rise unit, gas hob, extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer and slate effect flooring.

First Floor

Landing

15'7 x 7'1 (4.75m x 2.16m)

Central heating radiator, stairs to the second floor, coving, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

17'9 x 12'6 (5.41m x 3.81m)

UPVC double glazed window, central heating radiator, wood effect flooring, coving and picture rail.

Bedroom Two

15'3 x 10'8 (4.65m x 3.25m)

UPVC double glazed window, central heating radiator and fitted wardrobes housing the boiler.

Bathroom

10'6 x 8'2 (3.20m x 2.49m)

UPVC double glazed frosted window, direct feed shower unit, twin flush WC, part freestanding bath with centre fill, high gloss vanity top wash basin, chrome heated towel rail, part tiled elevations, coving, spotlights and slate effect flooring.

Attic Room

16'8 x 14'4 (5.08m x 4.37m)

Velux window, exposed beams, central heating radiator and exposed floorboards.

External

Rear

Enclosed decked garden with open views.

Agents Notes

Council Tax Band B.

There is an additional garden available to rent.