



PROCTORS

ESTATE AGENTS

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Entwisle Road, Accrington

“Offers Over” £155,000

Internal inspection is highly recommended to fully appreciate this much improved garden fronted, bay windowed terraced house, enjoying a convenient location in this quiet backwater off Whalley Road. The property provides ideal living accommodation with the benefit of 3 bedrooms, a 3 piece bathroom with shower, an attractive lounge with bay window and wood burning stove and a superb fully fitted dining kitchen (recently fitted) leading onto a large decked patio through french doors. The property has been tastefully decorated, has gas central heating and PVC double glazing. Local schools, nurseries and Accrington Victoria Hospital are all nearby and there is immediate access for the town centre and towards the motorway network at J7 of the M65.



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ACCOMMODATION

ENTRANCE HALL

Radiator, open staircase with spindled balustrade, cupboard under stairs

LOUNGE

11' 4" x 14' 4" (3.45m x 4.37m) Into of square bay window, wood burning stove in recessed fireplace, double radiator

OPEN PLAN LIVING ROOM AND KITCHEN

17' 1" x 14' 1" (5.21m x 4.29m) Newly fitted wall & floor units including drawers, slot in range with 6 plate gas hob, double oven & extractor, PVC double glazed window & french doors, gas central heating boiler unit in cupboard

FIRST FLOOR

LANDING

Loft access, boarded with power & light

BEDROOM ONE

14' 1" x 10' 5" (4.29m x 3.18m) Radiator, PVC double glazed window, cast iron fireplace

BEDROOM TWO

12' 2" x 7' 10" (3.71m x 2.39m) PVC double glazed window, double radiator, built in wardrobe

BEDROOM THREE

9' x 8' 9" (2.74m x 2.67m) Radiator, PVC double glazed window, built in cupboards

3 PIECE BATHROOM

9' 5" x 6' 5" (2.87m x 1.96m) Panelled bath with shower & screen, wash basin, WC, PVC double glazed window

OUTSIDE

Large decked rear courtyard

PLEASE NOTE

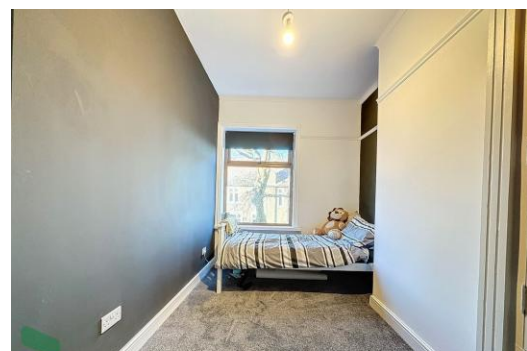
VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	58d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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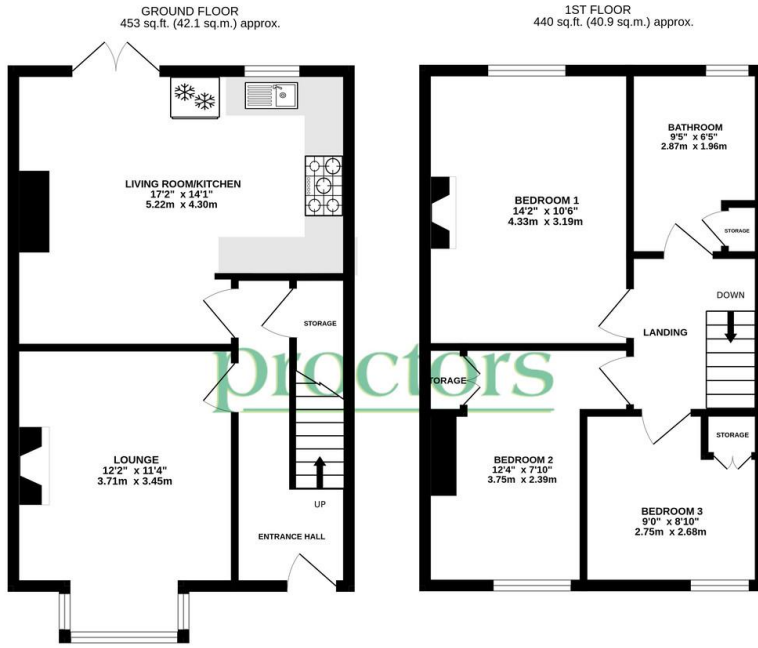
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3 ENTWISLE ROAD - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 894 sq.ft. (83.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		