



Whalley Road, Accrington, BB5

£170,000

None

Tenure: Freehold, **Bedrooms:** 6

This stunning victorian terrace is a house full of character. There is a large front garden which is enclosed giving added privacy. With lots of space and traditional high ceilings this home has a lot to offer. The front door leads from a vestibule with victorian tiling into the&

Key features:

- En suite
- Cellar
- Shower
- Period Features
- Bar
- Garage
- Open Fireplace
- Off Street Parking
- Victorian
- Jacuzzi Bath

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band C (£169.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



FULL DESCRIPTION

This property is a stunning example of a well maintained and tastefully modernised family home, full of period character with large rooms and original features that make this a truly fantastic opportunity to own. With plenty of space, high ceilings, off street parking and a garage it has everything needed to make a fantastic base for a growing family. Situated in this popular location outside of Accrington it is ideally located with excellent commuting links to the M65, highly recommended local schools and amenities.

The internal accommodation is set over four floors and briefly comprises of; entrance porch, large hallway with doors off to the two large reception rooms and into the fully fitted kitchen with breakfast bar. On the first floor there are three bedrooms, the master bedroom at the front of the property has a luxurious feel and beautiful ensuite, also on this floor 2 more bedrooms and a large 4 piece family bathroom. On the second floor is a further

ensuite, also on this floor 2 more bedrooms and a large 4 piece family bathroom. On the second floor is a further 3 bedrooms all of good size. Off the kitchen leads you down to a beautifully finished cellar and bar area, with clever use of space and materials this makes a cosy and quiet area to curl up away from the rest of the house. A UPVC double glazed door leads out into the back garden area. Externally there is a well-tended front garden with a privet hedge boundary giving a private feel to the property, at the rear a UPVC double glazed vestibule leads off to the rear York stone flagged area with feature wall and built in barbeque area perfect for entertaining or quiet nights in.

With its intact character features including the high skirting boards, decorative panels and coving this house is absolutely stuffed with charm and feel, it's a beautifully presented home and viewing is highly recommended to appreciate it fully.

GROUND FLOOR

Front Porch

Tile flooring in chequered Victorian style, with large solid period style door into the porch area. Lovely stained glass door into the main hallway.

Entrance Hallway

Large hallway space with stairs opposite to the upper floors, wood panelled doors to the reception, kitchen and dining room. Original high skirting boards, coving and ceiling with LED pendant glass shade lighting, new quality carpet to flooring, central heating radiator.

Front Reception Room

Large statement room with UPVC double glazed bay window. Superb period cast iron/tile mantelpiece and hearth, deep skirting boards, picture rail, coving, central LED pendant lighting with 7 glass shades, two LED wall lights with glass shades, central heating radiator.

Dining Room

Large UPVC double glazed window, deep skirting boards, coving, central LED 5 bulb Chandelier lighting with an impressive circular aperture allowing views into the kitchen, central heating radiator

Kitchen

Large UPVC double glazed window overlooking the rear aspect, modern style high wall and base kitchen units with stainless steel corner sink and drainer/mono tap, integral 5 ring gas hob, double oven and extractor, breakfast bar and room for a American style fridge freezer with water supply, LED spotlights and Karndean tile effect flooring. Exiting the kitchen to the exterior of the property is a UPVC double glazed vestibule with locking door which currently houses outdoor items and a dryer.

FIRST FLOOR

Bedroom One

Situated to the front of the house with bay UPVC double glazed windows, this is a large master bedroom consistent with this type of property. High skirting boards, coving, with pendant LED lighting, period panel doors and latches. Door leads to the ensuite bathroom which is beautifully finished in real slate and incorporates modern toilet, pedestal sink and full bath with fitted overhead rain shower, chrome towel central heated rail.

Bedroom Two

A large room with tilt and turn UPVC double glazed window overlooking the rear aspect, deep skirting boards, central LED pendant lighting and original panel door, central heating radiator

Bedroom Three

Single bedroom with room for full wardrobe and drawers, UPVC double glazed window, skirting boards, LED pendant lighting, central heating radiator.

Bathroom

A fully tiled four piece bathroom with Jacuzzi bath, powerful direct feed shower in full glass cubicle, pedestal hand basin, frosted UPVC double glazed window, Karndean tiled style flooring. New modern panelled ceiling with led spotlights, central heating radiator.

SECOND FLOOR

Bedroom Four

Situated to the front of the house on the top floor, double bedroom with large velux double glazed window, LED spot lighting, part sloped ceiling, central heating radiator.

Bedroom Five

Located to the rear of the house on the top floor, two double glazed velux windows, LED spotlights, skirting boards, original beamed part sloped ceiling, central heating radiator.

Bedroom Six

Located to the rear of the property, currently used as an office and store room by the owners. Velux double glazed window, electric heating radiator, skirting boards, LED spotlights.

External

Private enclosed privet lined front garden area giving the front of the house a more secluded feel, lovely finished York stone rear garden with feature wall, barbeque and off street hardstanding for parking.

Garage

With up and over door directly across from the rear aspect of the house, a large garage that has been

refurbished with new door and roof in recent years. The owner purchased this garage separately but it can be negotiated as part of the house if required, please ask on viewing.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

36, Whalley Road, Altham West, ACCRINGTON, BB5 5EF

Dwelling type: Mid-terrace house **Reference number:** 0364-2868-7114-9921-8215
Date of assessment: 28 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 29 September 2019 **Total floor area:** 193 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,698
Over 3 years you could save	£ 2,328

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 318 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 2,328 over 3 years </div>
Heating	£ 7,059 over 3 years	£ 4,731 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 7,698	£ 5,370	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
46	60

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

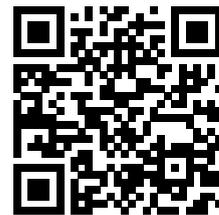
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,593
2 Cavity wall insulation	£500 - £1,500	£ 435
3 Internal or external wall insulation	£4,000 - £14,000	£ 297

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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