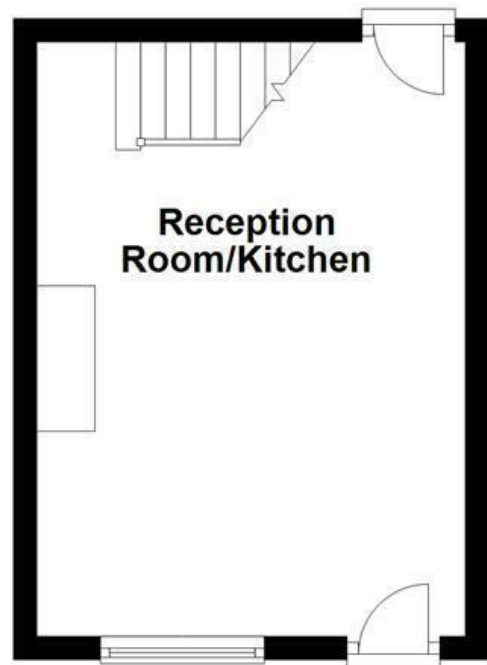


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Blackburn Road, Acre, BB4 5AT

Offers Over £80,000

A FANTASTIC DEVELOPMENT OPPORTUNITY

Commanding a convenient location in Haslingden with easy access to major commuter routes and local amenities, this two-bedroom, end-terraced home is perfectly suited for a single occupant. Requiring some finishing touches, the property offers a great opportunity for someone looking to put their personal stamp on a property that has been finished in neutral tones but requires flooring and kitchen fixtures.

The property comprises briefly, to the ground floor: entrance into an open plan kitchen/living room with stairs leading to the first floor and door to the right of access for bins. To the first floor is a landing with doors leading to two bedrooms and a three-piece bathroom suite.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Blackburn Road, Acre, BB4 5AT

Offers Over £80,000



- Two Bedrooms
- Close to Amenities
- On Street Parking
- Tenure: Leasehold
- End Terrace Home
- Good Motorway Network Links
- EPC Rating C
- Development Opportunity
- Neutral Decor
- Council Tax Band A

Ground Floor

Entrance

UPVC double glazed frosted door to open plan kitchen/living room.

Open Living Room / Kitchen

16'9 x 12'1 (5.11m x 3.68m)

UPVC double glazed window, central heating radiator, spotlights, television point, space for an oven, plumbing for a sink, stairs leading to the first floor and UPVC double glazed frosted door to the rear.

First Floor

Landing

Hardwood single glazed window, loft access, spotlights, doors leading to two bedrooms, bathroom and over stairs storage.

Bedrooms One

12'5 x 7'6 (3.78m x 2.29m)

UPVC double glazed window, central heating radiator, spotlights.

Bedroom Two

9'8 x 9'5 (2.95m x 2.87m)

UPVC double glazed window, central heating radiator.

Bathroom

6'2 x 5'5 (1.88m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer taps, dual flush WC, panel bath with traditional taps and overhead electric feed shower, spotlights, extractor fan, partially tiled elevations, vinyl flooring.

External

Access to a shared yard to the rear.



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