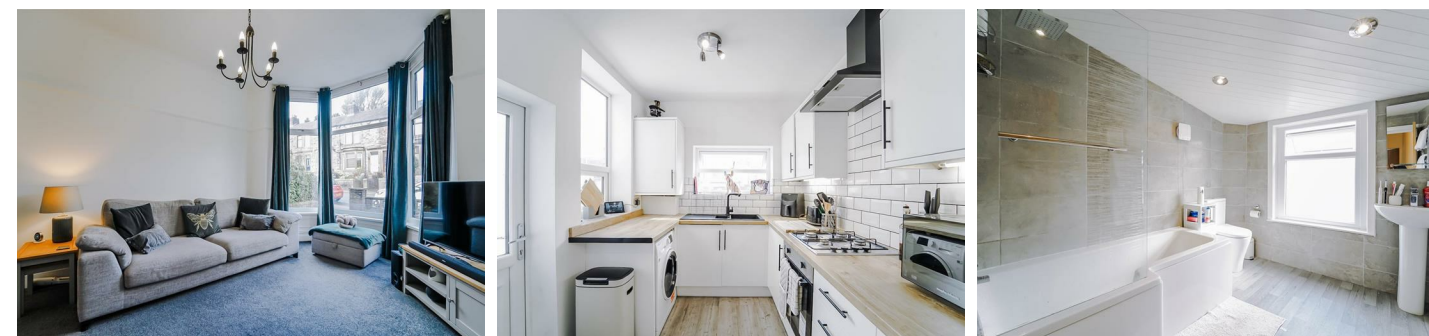




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Manchester Road, Accrington, BB5 2NY

£795

SPACIOUS AND MODERN HOME WITH VIEWING ESSENTIAL

Welcome to this charming property located on Manchester Road in Accrington! This delightful house boasts two reception rooms, two bedrooms, and a three piece bathroom, making it a perfect home for a small family or professionals looking for a comfortable living space.

Step inside this spacious and modern home to discover a beautifully decorated interior with modern appliances throughout. The property has been lovingly maintained, offering a fresh and inviting atmosphere for its new occupants.

Convenience is key with this property, as it provides easy access to local amenities, ensuring that everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this house your new home. With its modern decor, convenient location, and move-in ready condition, this property is sure to capture the hearts of those seeking a comfortable and stylish living space in Accrington.

Contact our Lettings branch to arrange a viewing and start your journey today!

Manchester Road, Accrington, BB5 2NY

£795



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Ample Sized Bathroom
- Enclosed Rear Yard With Gate To Shared Access Road
- Council Tax Band B
- Spacious Mid Terraced property
- Viewing Essential
- EPC Rating D
- Two Bedrooms
- Ready To Move Into

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

3'7 x 3'2 (1.09m x 0.97m)

Dado rail and door to hall.

Hall

18'9 x 3'3 (5.72m x 0.99m)

Central heating radiator, corbels, doors to reception room one, reception room two, kitchen, stairs to first floor and laminate flooring.

Reception Room One

12'8 x 12'8 (3.86m x 3.86m)

UPVC double glazed bay window, central heating radiator, electric fire with wood mantle and stone surround, television point, ceiling rose and picture rail.

Reception Room Two

13'10 x 10'1 (4.22m x 3.07m)

UPVC double glazed window, central heating radiator, ceiling rose and cornice coving.

Kitchen

14'3 x 7'4 (4.34m x 2.24m)

Two UPVC double glazed windows, range of white wall and base units, wood effect work tops, oven, four ring gas hob, tiled splash backs, extractor hood, composite one and a half sink with drainer and mixer tap, plumbed for washing machine, space for fridge freezer, door to under stairs storage, UPVC double glazed door to rear and laminate flooring.

First Floor

Landing

13'9 x 5'11 (4.19m x 1.80m)

Loft access, smoke alarm, dado rail, doors to two bedrooms and bathroom.

Bedroom One

14'2 x 13'3 (4.32m x 4.04m)

Two UPVC double glazed windows, central heating radiator, coving and fitted wardrobes.

Bedroom Two

13'11 x 10'1 (4.24m x 3.07m)

UPVC double glazed window and central heating radiator.

Bathroom

9'1 x 7'6 (2.77m x 2.29m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevation, LED spotlights, extractor fan and laminate flooring.

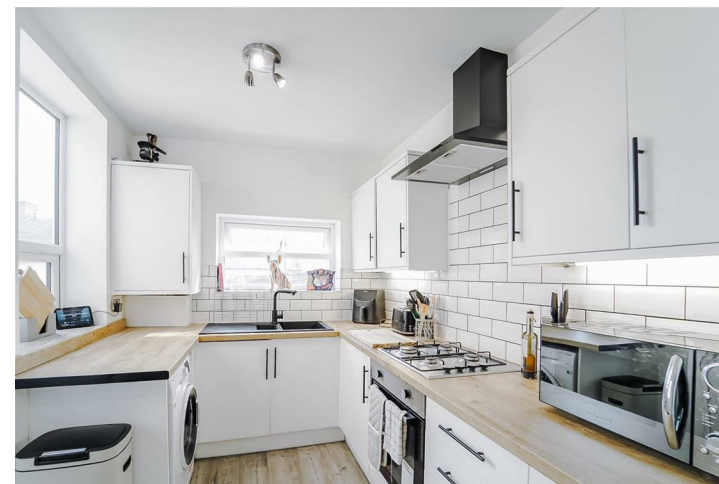
External

Front

Enclosed courtyard and paved path to front entrance door.

Rear

Enclosed paved yard with gate to shared access road.



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