

KEENANS

Sales & Lettings



The
Auction
Group

Avenue Parade, Accrington, BB5 6QB
Auction Guide £70,000



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Gound Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

Tiled floor, coving, meter cupboard and door to hall.

Hall

Stairs to first floor and coving to ceiling.

Reception Room One

14'1 x 9'10 (4.29m x 3.00m)

UPVC double glazed bay window, coving and solid fuel fire with feature fireplace, wood surround tiled insert and hearth.

Dining Room

14'9 x 15'1 (4.50m x 4.60m)

Two UPVC double glazed windows, central heating radiator, multi fuel burner in recessed fireplace (supplying hot water with back up boiler), access to under stairs storage and wall lighting.

Kitchen

11'1 x 6'10 (3.38m x 2.08m)

Range of wall and base units, stainless steel sink and drainer, tiled splash back, plumbing for washing machine, access to boiler and door to rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

14'9 x 11'1 (4.50m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'1 x 6'6 (3.99m x 1.98m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

UPVC double glazed window, three piece suite, low flush WC, pedestal wash basin, tiled splash back, panel bath with overhead shower.

External

Rear

Enclosed yard with access to garage.

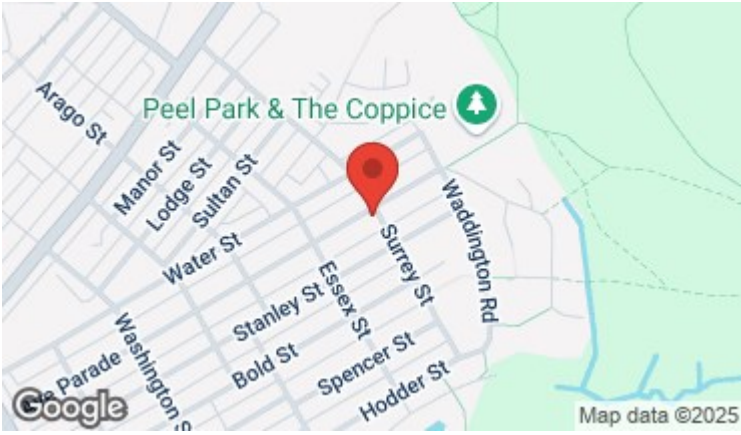
Front

Enclosed courtyard.

Garage

16' x 9'6 (4.88m x 2.90m)

Up and over garage door, power and lighting, separate side entrance to yard.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		

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