



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			
(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	

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.

Accrington Road, Burnley, BB11 5ES

£250,000

A TWO STOREY SPACIOUS OFFICE WITH TWO, ONE BEDROOM FLATS TO THE FIRST FLOOR

A superb, rare, opportunity to acquire this spacious three storey building comprising of an office to the ground and lower ground floor and two, one bedroom flats to the first floor. The property is deceptively spacious and well positioned close to major commuter routes along the M65 towards Colne and Blackburn as well as being conveniently located for more local amenities.

The property comprises briefly, to the ground floor: entrance to a spacious office with spiral stairs to the lower ground floor and open access to the back hall. The back hall has doors leading to a WC, server room/store room, the rear external, and a kitchen with store room/boiler room. To the lower ground floor is a WC, another spacious office space with glass door leading to a conference room/additional office, and stairs to the communal lobby for the flats. From the rear there is also access to the communal lobby with a door leading to an office and stairs to the first floor landing. The landing has doors leading to two, one bedroom flats each with an open plan kitchen/diner, and a shower room each. Externally the property has off-road parking to the rear.

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

Accrington Road, Burnley, BB11 5ES

£250,000



- Commercial Property
- Two Self Contained First Floor Flats
- Ample Parking Space
- EPC Rating: TBC
- Set Over Three Floors
- Fantastic Investment Opportunity
- Leasehold
- Offices To The Ground Floor & Lower Ground Floor
- Modern Interior With Neutral Finish
- Council Tax Band: TBC

Ground Floor

Office

29'7 x 25'10 (9.02m x 7.87m)

UPVC double glazed entrance door, central heating radiator, spiral staircase to the lower ground floor and open to the back hall.

Back Hall

Two UPVC double glazed windows, UPVC door to the rear and doors to kitchen, storage room and WC.

WC

6'2 x 5'6 (1.88m x 1.68m)

Dual flush WC, pedestal wash basin, extractor fan and central heating radiator.

Kitchen

12'8 x 8'3 (3.86m x 2.51m)

UPVC double glazed frosted window, central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap and door to the boiler room.

Boiler Room

UPVC double glazed window.

Communal Lobby

31'8 x 6'3 (9.65m x 1.91m)

UPVC rear entrance door, stairs to the lower ground floor, stairs to the first floor flats and door to the office.

Office

6'3 x 6'2 (1.91m x 1.88m)

Lower Ground Floor

Office

22'6 x 15'8 (6.86m x 4.78m)

Glass door to a further office room.

WC

10' x 4'6 (3.05m x 1.37m)

Dual flush WC, pedestal wash basin and central heating towel rail.

Office

21'2 x 11'5 (6.45m x 3.48m)

First Floor Landing

Doors to two flats.

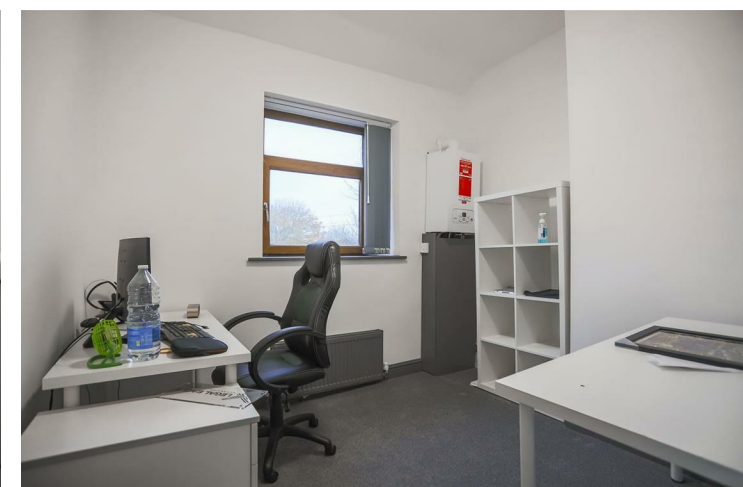
Flat One Hallway

Doors to open plan living kitchen, bedroom and shower room.

Open Plan Living Kitchen

15'8 x 12'7 (4.78m x 3.84m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap and four ring gas hob.



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