



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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	
EU Directive 2002/91/EC	
England & Wales	

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.

Spring Hill Road, Accrington, BB5 0EX

Offers Over £60,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Keenans are proud to bring to the market this two bedroom terrace property in Accrington. Situated a short distance to the town centre of Accrington where there are shops and eateries, whilst also being close to local amenities and near good schools. The property has a bright living room, spacious fitted kitchen, two bedrooms and a three-piece bathroom suite. Perfectly suited for a first time buyer, small family or someone looking to downsize.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway which has stairs leading to the first floor and a door leading to the living room. The living room has a door providing access to the kitchen. The kitchen is fitted with wall and base units and has a door leading to the rear garden. To the first floor, there is a landing with doors providing access to two double bedrooms and a three piece bathroom suite. Externally the property boasts an enclosed paved yard with a gate leading to a shared access road.

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

Spring Hill Road, Accrington, BB5 0EX

Offers Over £60,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band a
- Two Double Bedroom Property
- Ideal Buy To Let Investment
- EPC Rating E
- Three Piece Bathroom Suite
- Easy Access To Motorway Links

Ground Floor

Entrance

Via a UPVC double glazed front door to hall.

Hall

4'11 x 3'6 (1.50m x 1.07m)

Stairs to first floor and door to living room.

Living Room

13'9 x 13'3 (4.19m x 4.04m)

UPVC double glazed window, central heating radiator, open to kitchen/dining room and television point

Kitchen/Diner

13'3 x 12'8 (4.04m x 3.86m)

UPVC double glazed window, central heating radiator, wood wall and base units, laminate worktops, stainless steel sink and drainer, free standing double oven, four ring gas hob, plumbed for washing machine, space for fridge freezer, part tiled elevation, tiled floor, UPVC double glazed door to rear yard and boiler.

First Floor

Landing

5'2 x 2'11 (1.57m x 0.89m)

Access to attic, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'9 x 13'5 (4.19m x 4.09m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'5 x 7'5 (3.78m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

9'3 x 5'5 (2.82m x 1.65m)

UPVC double glazed frosted window, three piece suite, dual flush WC, pedestal wash basin with mixer tap, L shape bath with mixer tap and rinse head, tiled elevation and tiled floor.

External

Rear

Enclosed yard and gate to shared access road.



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