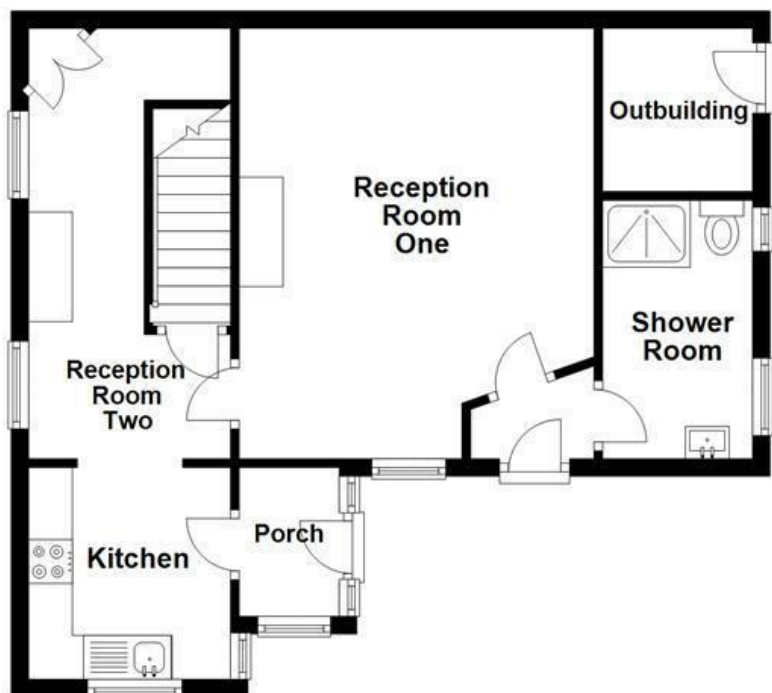
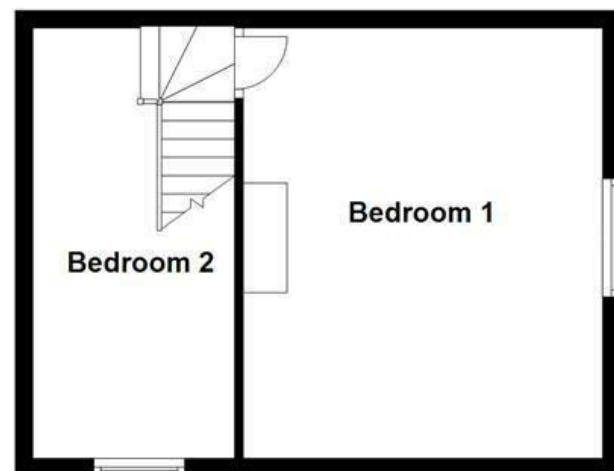


Ground Floor



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			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.



## Back Lane, Accrington, BB5 2RE

### Offers Over £150,000

A DETACHED COTTAGE BOASTING WITH POTENTIAL

Bursting with potential and offering spacious rooms, neutral decoration and no chain delay, this impressive detached cottage which was built in 1745 is being proudly welcomed to the market in the sought after location of Baxenden. With fantastic gardens, two living areas and a complete blank canvas, this property is the perfect investment opportunity or the ideal downsizer! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance vestibule guides you through to a contemporary fitted shower room and spacious reception room. The reception room leads on to an additional reception room which provides access on to a kitchen and houses a staircase to the first floor. The first floor benefits from two spacious bedrooms. Externally, there is a fantastic garden to the front with patio and bedding areas, greenhouse and access on to a storage outbuilding.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.



# Back Lane, Accrington, BB5 2RE

## Offers Over £150,000



- Exceptional Detached Cottage
- Bursting with Potential
- Enclosed Garden to Front with Added Outbuilding
- EPC Rating E
- Two Bedrooms
- Investment Opportunity
- Tenure Freehold
- One Bathroom
- Original Features
- Council Tax Band D

**Ground Floor** 6'1 x 5'10 (1.85m x 1.78m )

### Entrance Vestibule

4'7 x 3'2 (1.40m x 0.97m )

UPVC double glazed front door, doors leading to reception room one and shower room.

### Shower Room

9'8 x 5'7 (2.95m x 1.70m )

Two UPVC double glazed windows, central heating towel rail, direct feed shower enclosed, dual flush WC, vanity top wash basin with mixer tap, granite effect elevations, extractor fan, spotlights, PVC panel elevation, LED heated mirror and wood effect flooring.

### Reception Room One

15'1 x 13'4 (4.60m x 4.06m )

Bay window, central heating radiator, exposed beams, two feature wall lights, integrated fish tank, dado rail, exposed stone fireplace with gas plumbing, television point, wood panel elevations and door leading to reception room two.

### Reception Room Two

15'12 x 7'7 (4.57m x 2.31m )

Two UPVC double glazed frosted windows, central heating radiator, electric fire with granite effect hearth, wood panel elevations, integrated storage cupboard, wood effect flooring, door leading to stairs to first floor and open to kitchen.

### Kitchen

7'11 x 7'3 (2.41m x 2.21m)

UPVC frosted window, exposed beams, wood panel wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for oven and fridge, plumbing for wash machine, wood panel elevation, tile flooring and hardwood door to porch.

### Porch

5'6 x 3'9 (1.68m x 1.14m )

Two UPVC double glazed frosted windows, feature wall light, tile flooring and composite double glazed frosted door to front.

### First Floor

#### Bedroom Two

15'2 x 8'4 (4.62m x 2.54m )

UPVC double glazed window, central heating radiator, integrated Termet boiler, loft access and door to bedroom one.

#### Bedroom One

15'1 x 13'6 (4.60m x 4.11m )

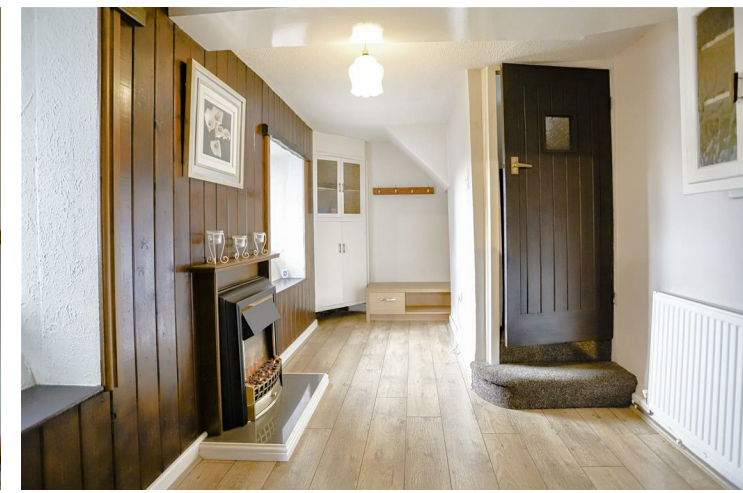
UPVC double glazed window, central heating radiator, two feature wall lights, cast iron open coal fire with tiled hearth and surround and loft access.

### Exterior

#### Front

Enclosed garden with patio, bedding areas, greenhouse and access to outbuilding.

### Outbuilding



Tel: 01254389384

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