



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.



## Honeysuckle Court, Huncoat, BB5 6NU

### Offers In The Region Of £99,950

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Benefitting from spacious rooms, two double bedrooms and two bathrooms, this impressive second floor apartment is being proudly welcomed to the market in the sought after location of Huncoat within a popular estate. With stunning views, open plan kitchen and living space and neutral decoration throughout, this property is the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links to Blackburn, Preston and Manchester.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan reception room and kitchen, two double bedrooms and a three piece bathroom suite. The main bedroom benefits from an en suite shower room. The open plan living and kitchen space offers contemporary units and patio doors to a fantastic Juliet balcony. Externally there is a communal car park and gardens.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

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- Second Floor Apartment
- Three Piece Bathroom
- Communal Car Park
- EPC Rating: TBC
- Two Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Open Plan Living Kitchen
- Communal Gardens
- Council Tax Band B

### Entrance Hallway

8' x 6'10 (2.44m x 2.08m)

Hardwood entrance door, central heating radiator, smoke alarm, storage cupboard, wood effect flooring and doors to open plan living kitchen, two bedrooms and bathroom.

### Open Plan Living Kitchen

22'5 x 15'11 (6.83m x 4.85m)

UPVC double glazed window, central heating radiator, television point, range of wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, part tile effect flooring and UPVC double glazed French doors to the Juliet balcony.

### Bedroom One

18'9 x 9'7 (5.72m x 2.92m)

UPVC double glazed window, central heating radiator, television point and door to the en suite.

### En Suite

6'8 x 5'10 (2.03m x 1.78m)

Central heating radiator, corner electric feed shower unit, pedestal wash basin, dual flush WC, tiled elevations, extractor fan and wood effect flooring.

### Bedroom Two

14'4 x 8' (4.37m x 2.44m)

UPVC double glazed window, central heating radiator and television point.

### Bathroom

8'1 x 5'8 (2.46m x 1.73m)

Central heating radiator, dual flush WC, panelled bath, pedestal wash basin, tiled elevations, extractor fan and tile effect flooring.

### External

Communal gardens and parking.



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)