



Total area: approx. 2663.3 sq. feet  
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 Planitip.



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			
<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.

## Manchester Road, Accrington, BB5 2BN

### £325,000

THE PERFECT COMMERCIAL PROPERTY WITH LIVING ACCOMODATION AND IDEAL INVESTMENT OPPORTUNITY!!

Updated and presented to the highest standard throughout with an immaculate finish, this enviable commercial property is being proudly welcomed to the market in the sought after location of Accrington. With a fantastic converted living space to the first and second floor, this versatile property is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. The property has undergone a full renovation with no detail missed and would perfectly suit any potential buyer looking for a ready made property to grow their business! Having previously been used as a successful energy business, this property is equipped with the highest quality heating and maintained enviably throughout.

The property comprises briefly; a fantastic shop front leads through to a show room and office space. The show room guides you through to a store room whilst the office space leads through to a utility room/kitchenette and staircase to the first floor. The kitchenette/utility room guides you to a WC and out to the rear. The first floor comprises of doors on to three fantastic office spaces/bedrooms, family bathroom and door on to an inner hallway. The inner hallway leads houses a staircase to the second floor and through to a bedroom with en suite and walk in wardrobe. The second floor leads openly on to a stunning living area with a terraced area and houses a staircase to the mezzanine. Externally there is a tiered terraced area.

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

**Manchester Road, Accrington, BB5 2BN**

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## Ground Floor

### Entrance Vestibule

3'9 x 4'6 (1.14m x 1.37m)

Hardwood entrance door and hardwood single glazed door to the shop front.

### Shop

12'6 x 11'2 (3.81m x 3.40m)

UPVC double glazed window, electric infrared heater, spotlights, smoke alarm, television point, wood panelled elevations, wood effect flooring, oak single glazed door to the showroom and open to the office.

### Showroom

27'2 x 15'2 (8.28m x 4.62m)

Three UPVC double glazed windows, UPVC double glazed frosted window, electric infrared heater, spotlights, pedestal wash basin, vanity top wash basin, wood effect flooring and door to the store room.

### Store Room

11'6 x 7'8 (3.51m x 2.34m)

UPVC double glazed frosted window, infrared heater, wood effect flooring and door to the utility.

### Office

14'2 x 13' (4.32m x 3.96m)

Infrared heater, wood panelled elevations, smoke alarm, wood effect flooring, door to stairs to the first floor and door to the utility.

### Utility Room

14'2 x 13' (4.32m x 3.96m)

Fireplace, plumbing for washing machine, smoke alarm, wood effect flooring and oak doors to the WC and to the rear.

### WC

5'4 x 3'1 (1.63m x 0.94m)

Dual flush WC, pedestal wash basin, spotlights, extractor fan and wood effect flooring.

## First Floor

### Landing

24'6 x 5'9 (7.47m x 1.75m)

Electric infrared heater, spotlights, smoke alarm, wood effect flooring and oak doors to the inner landing, two bedrooms/office spaces, bathroom and gym/shower room.

### Bedroom Three/Office

13'9 x 11'2 (4.19m x 3.40m)

UPVC double glazed window, electric infrared heater and spotlights.

### Bedroom Four

11'10 x 11'8 (3.61m x 3.56m)

UPVC double glazed window, electric infrared heater, fitted wardrobes, television point and spotlights.

## Bathroom

7'10 x 7'1 (2.39m x 2.16m)

UPVC double glazed frosted window, direct feed shower unit, vanity top wash basin, dual flush WC, freestanding bath, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and tiled flooring with underfloor heating.

## Gym/Shower Room

14'4 x 9'11 (4.37m x 3.02m)

UPVC double glazed window, electric infrared heater, television point, direct feed shower unit, fitted storage and tiled elevations.

## Inner Landing

13'3 x 6'6 (4.04m x 1.98m)

UPVC double glazed window, spotlights, stairs to the second floor, understairs storage, wood effect flooring and oak door to bedroom two.

## Bedroom Two

13' x 11'8 (3.96m x 3.56m)

UPVC double glazed window, electric infrared heater, spotlights, open to the walk in wardrobe and oak door to the en suite.

## En Suite

6'11 x 4'11 (2.11m x 1.50m)

Electric infrared heater, dual flush WC, pedestal wash basin, direct feed shower and steam enclosure, PVC panelled elevations, tiled elevations, PVC panelled ceiling, extractor fan and wood effect flooring.

## Walk In Wardrobe

9'8 x 4'7 (2.95m x 1.40m)

Sensor spotlights.

## Second Floor

## Reception Room

20'1 x 13'4 (6.12m x 4.06m)

Two UPVC double glazed windows, electric canvas heater, infrared heater, cast iron multi fuel burner with exposed stone surround and oak mantel, television point, spotlights, smoke alarm, oak wood flooring, oak door to the study, hardwood single glazed tri-folding doors to the dining kitchen and feature bookcase with secret door to bedroom one.

## Storage

6'11 x 3'10 (2.11m x 1.17m)

## Dining Kitchen

26'9 x 12'8 (8.15m x 3.86m)

UPVC double glazed window, two Velux windows, electric infrared heater, range of panelled wall and base units with marble effect surfaces, stainless steel sink with mixer tap, composite sink with hot water tap, twin Hoover electric ovens in high rise units, CDA microwave and coffee machine in high rise unit, Miele four ring induction hob, extractor hood, plumbing for washing machine, space for American fridge freezer, spotlights, smoke alarm, part tiled flooring with underfloor heating, stairs to the mezzanine and oak door to the terrace.



**Tel: 01254389384**

**www.keenans-estateagents.co.uk**