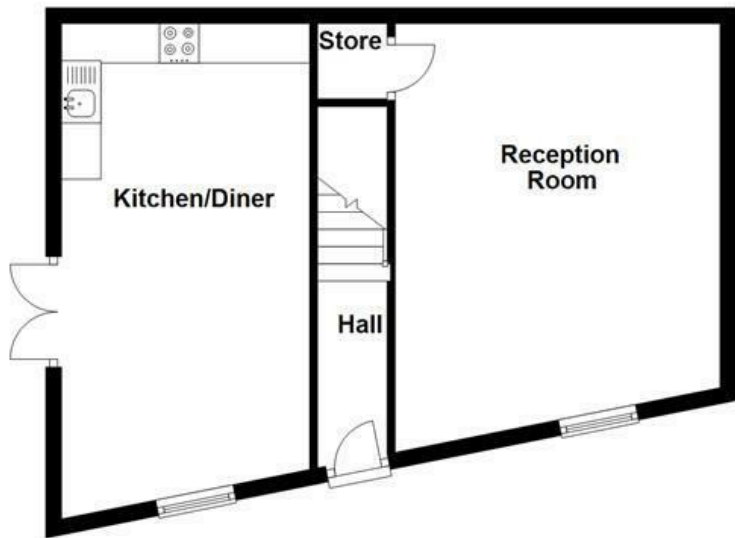
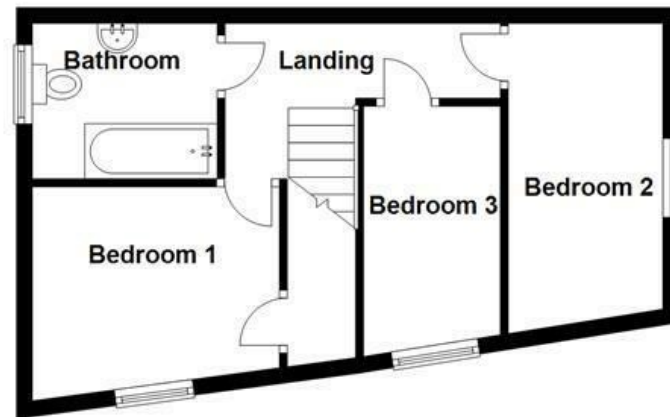


Ground Floor



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.



Tanpits Road, Church, BB5 4HD Offers Over £75,000

THE PERFECT INVESTMENT OPPORTUNITY WITH TENANT IN SITU

This fantastic end terraced property is being proudly welcomed to the market in the sought after location of Church. With three generously sized bedrooms, open plan kitchen diner and off road parking, this fantastic property is perfect for any rental investor to add to their portfolio! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. Located on an impressive plot and bursting with potential, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner and staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear with double gates perfect for off road parking.

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

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.

Tanpits Road, Church, BB5 4HD

Offers Over £75,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking With Possibility For Off Road Parking With Double Gates To Yard
- Spacious Three Bedroom End Terraced Property
- Ideal Investment Opportunity With Tenant In Situ
- Open Plan Kitchen/Diner
- Enclosed yard To The Rear With Double Gates Perfect For Off Road Parking
- Easy Access To Local Amenities

Ground Floor

Entrance

Via a composite double glazed frosted door to hall.

Hall

5'1 x 2'11 (1.55m x 0.89m)

Coving, corbel, doors to reception room, kitchen and stairs to first floor.

Reception Room

15' x 13'6 (4.57m x 4.11m)

Two UPVC double glazed window, central heating radiator, spotlights, television point and under stairs storage.

Kitchen

17'9 x 10'4 (5.41m x 3.15m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, space for fridge freezer, plumbed for washing machine, spotlights, smoke alarm, wood effect laminate floor and UPVC double glazed patio doors to rear.

First Floor

Landing

13'6 x 6'6 (4.11m x 1.98m)

Loft access, smoke alarm, fitted storage, doors to three bedrooms and bathroom.

Bedroom One

11'5 x 10'6 (3.48m x 3.20m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

13'7 x 6'1 (4.14m x 1.85m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'10 x 7' (3.30m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

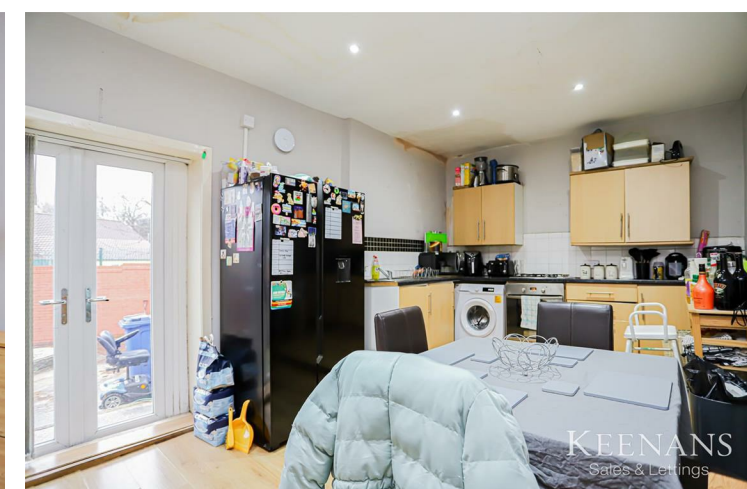
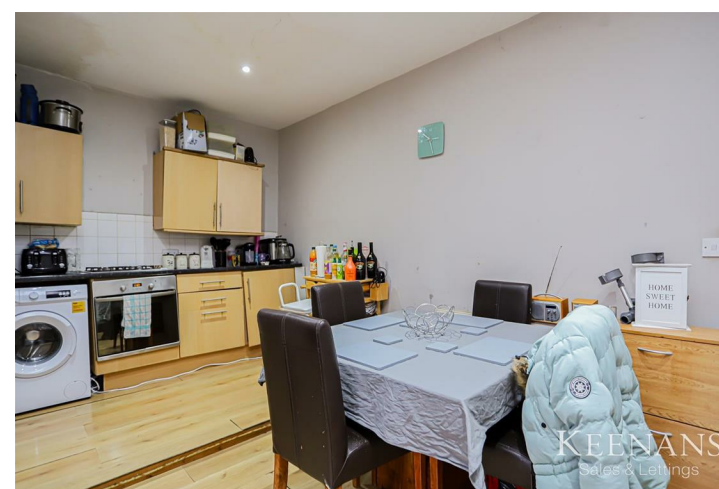
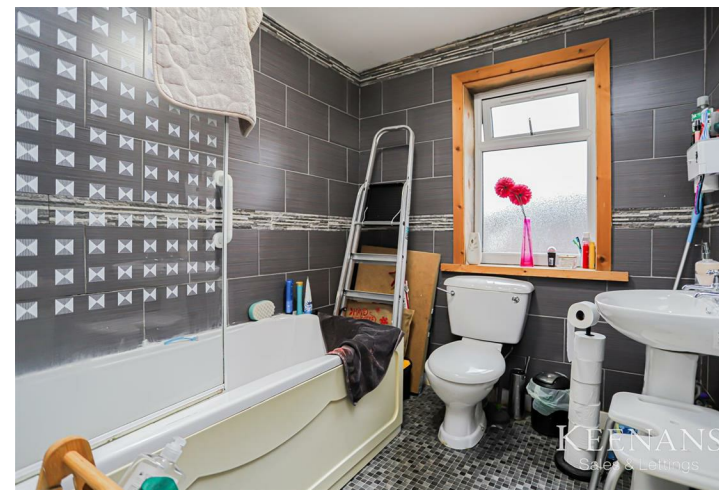
7'8 x 6'6 (2.34m x 1.98m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, low bowl WC, panel bath with electric feed shower, tiled elevation, extractor fan and tiled effect lino.

External

Rear

Enclosed yard with double gates for off road parking.



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