



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			
(69-80) C			
(55-68) D		52	
(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.

Avenue Parade, Accrington, BB5 6QW

£115,000

AN IMPRESSIVE FIRST TIME HOME OR RENTAL INVESTMENT

Offering spacious and neutral rooms throughout, no chain delay and being a complete blank canvas, this outstanding two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With two reception rooms, added kitchen extension and bursting with potential, this property is the perfect first time home or 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 comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear with storage outbuildings and paved courtyard.

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

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- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- No Chain Delay
- Two Double Bedroom Mid Terraced Property
- Ideal Investment Opportunity
- Viewing Essential
- Enclosed Rear Yard
- Easy Access To Local Amenities And Close Proximity To Major Network Links

Ground Floor

Entrance

Via a hard wood single glazed frosted door to vestibule.

Vestibule

4'9 x 3'1 (1.45m x 0.94m)

Coving, panelled elevations, meter cupboard, original tiled floor and hard wood single glazed frosted door to hall.

Hall

10'11 x 3'1 (3.33m x 0.94m)

Central heating radiator, coving, corbel, smoke alarm, wood effect laminate floor, doors to two reception rooms and stairs to first floor.

Reception Room One

12'5 x 9'11 (3.78m x 3.02m)

UPVC double glazed window, central heating radiator, coving, electric fire with marble effect hearth and surround, television point and wood effect laminate floor.

Reception Room Two

17'3 x 13'9 (5.26m x 4.19m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, meter cupboard, television point and door to kitchen.

Kitchen

14'11 x 7'6 (4.55m x 2.29m)

UPVC double glazed box window, two hard wood single glazed frosted windows, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with high spout mixer tap, space for oven, fridge freezer and washing machine, integrated extractor hood, extractor fan, tiled effect lino, hard wood single glazed door and security door to rear.

First Floor

Landing

6'2 x 5'9 (1.88m x 1.75m)

Loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'9 x 12'5 (4.19m x 3.78m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

13'9 x 11'4 (4.19m x 3.45m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

8'4 x 7'3 (2.54m x 2.21m)

Skylight, central heating radiator, three piece suite, pedestal wash basin, panel bath with direct feed shower, dual flush WC, tiled elevation, extractor fan and wood effect lino floor.

External

Front

Paved courtyard.

Rear

Enclosed yard with two storage outbuildings.



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