



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			85
(81-91) B			
(69-80) C		69	
(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.

## Burnley Road, Accrington, BB5 6DW

### £200,000

BEAUTIFULLY PRESENTED MID TERRACE FAMILY HOME

Keenans are delighted to bring this three bedroom mid terraced property to the market in the popular area of Accrington. Beautifully presented and maintained throughout, boasting two spacious yet cosy reception rooms, modern fitted kitchen, three generously sized bedrooms and three piece shower room. As well as having an enviable rear yard, this property would be suited to a growing family looking for their perfect home. Just a short drive to the town centre of Accrington where there are an abundance of shops and eateries. It is also within close proximity of well regarded schools, close to local amenities and isn't far from bus routes and major commuter links. Its a home not to be missed!

The property comprises briefly; entrance into the vestibule which leads through to a welcoming hallway. The hallway has a door through to the second reception room and staircase to the first floor. The second reception room has French doors to the first reception room and door to the kitchen. The beautiful modern kitchen has a door out to the rear and under stairs storage. The first floor landing houses doors on to three generously sized bedrooms and three piece shower room. Externally to the rear of the property is an enclosed flagged patio with bedding areas and decking. The front of the property has an enclosed yard.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

# Burnley Road, Accrington, BB5 6DW

£200,000



- Beautifully Presented Mid Terraced Property
- Contemporary Fitted Kitchen
- Well Maintained Enclosed Yard to Rear
- EPC Rating C
- Three Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Three Piece Shower Room
- Perfect Family Home
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

4'6 x 2'9 (1.37m x 0.84m)

Hardwood double glazed front door, cornice coving, dado rail, laminate flooring and door to hall.

### Hall

11'1 x 2'10 (3.38m x 0.86m)

Central heating radiator, cornice coving, laminate flooring, stairs to first floor and door to reception room two.

### Reception Room Two

13'6 x 11'9 (4.11m x 3.58m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, gas fire with decorative surround, wood effect flooring, door to kitchen and double doors to reception room one.

### Reception Room One

12'4 x 11'7 (3.76m x 3.53m)

UPVC double glazed bay window, central heating radiator, cornice coving, cast iron multifuel log burner with stone hearth and wooden mantle, television point and laminate flooring.

### Kitchen

23'9 x 8 (7.24m x 2.44m)

Three UPVC double glazed windows, mix of panelled wood panelled wall and base units, wooden worktops, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, ceramic inset sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for dryer and fridge freezer, spotlights, tiled flooring and UPVC stable door to rear.

## First Floor

### Landing

23'8 x 5 (7.21m x 1.52m)

Central heating radiator, loft access, storage, doors leading to three bedrooms and shower room.

### Bedroom One

15'3 x 12'4 (4.65m x 3.76m)

Two UPVC double glazed windows, central heating radiator, coving and storage.

### Bedroom Two

13'9 x 9'6 (4.19m x 2.90m)

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

### Bedroom Three

9'10 x 8 (3.00m x 2.44m)

UPVC double glazed window, central heating radiator, storage, boiler, television point and wood effect flooring.

### Shower Room

9 x 4'10 (2.74m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in electric feed shower, spotlights, fully tiled elevations and tiled flooring.

## Exterior

### Rear

Flagged patio, bedding areas, decking with hot tub area.

### Front

Enclosed courtyard.



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