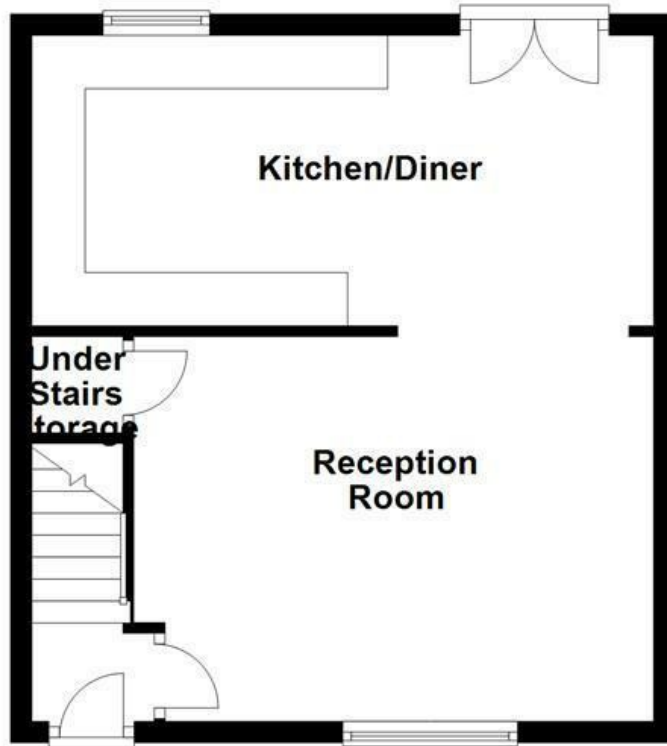


**Ground Floor**  
Approx. 37.6 sq. metres (404.2 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (405.4 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 PlanUp.



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		43	
(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.

## Ribblesdale Avenue, Accrington, BB5 5BH

### £115,000

AN ENVIABLE FULLY UPDATED MID TERRACED PROPERTY

Having been fully renovated throughout with immaculate presentation, spacious rooms and no details missed, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Accrington. With off road parking, stunning landscaped gardens and an impressive open plan living space, this enviable property is the perfect home for a small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and Clitheroe.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads openly on to a contemporary fitted kitchen diner. The kitchen diner boasts stunning wall and base units and integrated appliances and leads out to the rear. The first floor comprises of doors on to two double bedrooms and a three-piece shower room. Externally there is a stunning landscaped garden to the rear with artificial lawn, composite decking and patio areas with two outbuildings. To the front there is a double driveway.

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



# Ribblesdale Avenue, Accrington, BB5 5BH

£115,000



- Tenure Freehold
- Off Road Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band A
- Two Double Bedroom Mid Terraced Property
- Ideal Home For First Time Buyer
- EPC Rating E
- Three Piece Shower Room
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite double glazed front door to hall.

### Hall

3'9 x 2'9 (1.14m x 0.84m)

Spotlights, smoke alarm and door to reception room.

### Reception Room

15'11 x 11'10 (4.85m x 3.61m)

UPVC double glazed window, central heating radiator, spotlights, television point, wood effect floor and open to kitchen diner.

### Kitchen/Diner

19'3 x 8'11 (5.87m x 2.72m)

UPVC double glazed window, central heating radiator, range of matte black wall and base units, quartz effect surface, tiled splash back, composite Franke one and a half sink and drainer with high spout spring mixer tap, integrated electric Lamona oven and five ring induction hob, integrated fridge freezer, plumbed for washing machine, integrated boiler, spotlights, part wood effect floor and part tiled floor.

## First Floor

### Landing

7'2 x 2'9 (2.18m x 0.84m)

Spotlights, loft access-fully insulated and boarded, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

16' x 11'11 (4.88m x 3.63m)

UPVC double glazed window, central heating radiator, spotlights and two store cupboards.

### Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

UPVC double glazed window, central heating radiator and spotlights.

### Shower Room

6'11 x 5'6 (2.11m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, dual flush WC, direct feed enclosed shower, vanity top wash basin with water fall mixer tap, spotlights and wood effect floor.

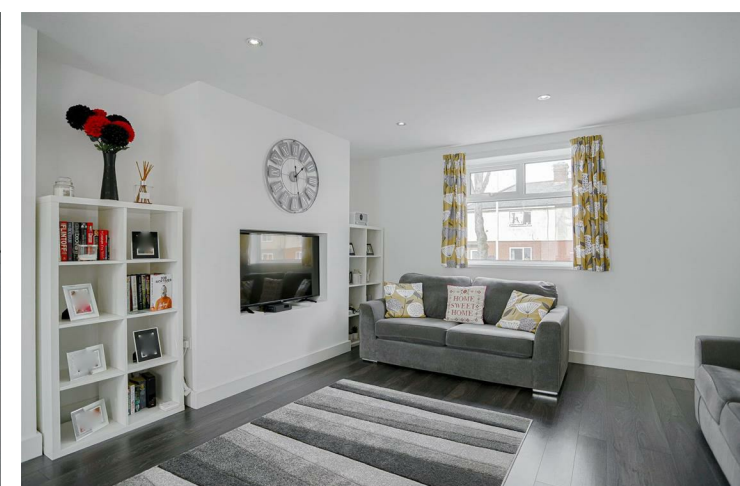
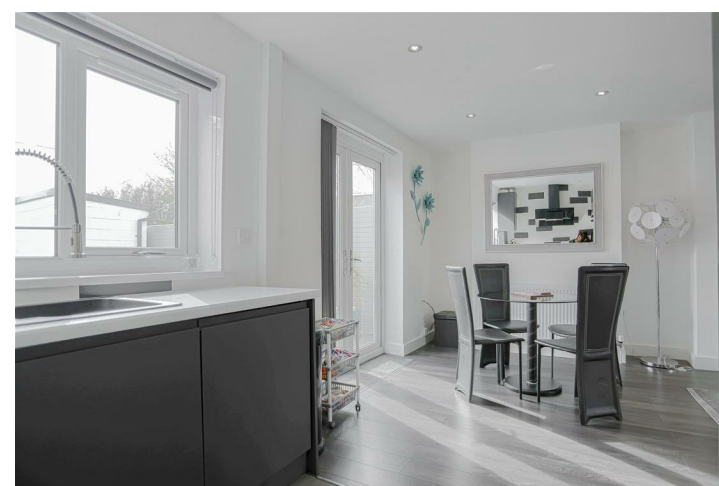
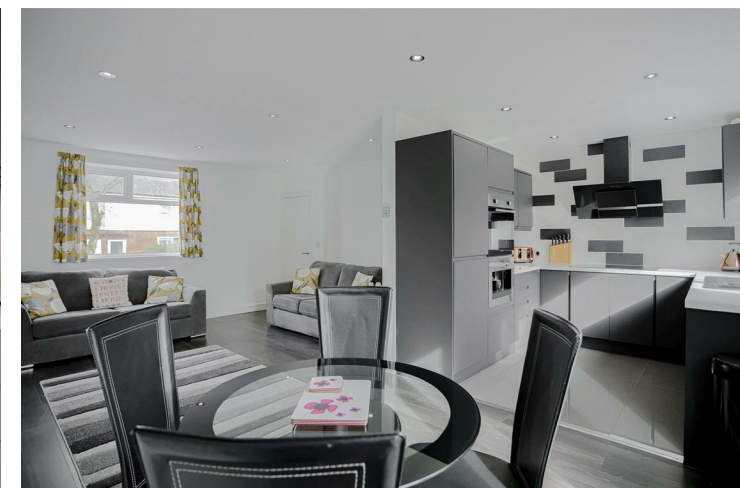
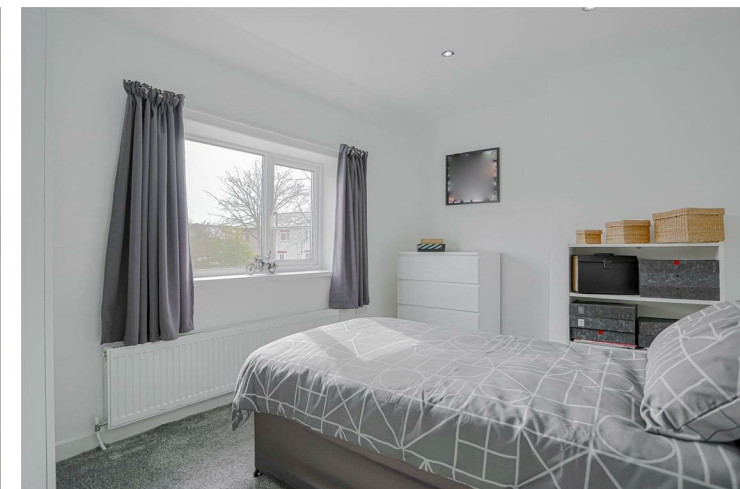
## External

### Front

Off road parking.

### Rear

Enclosed garden with artificial lawn, slate patio, raised bedding areas and two outbuildings.



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