



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			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

Bold Street, Accrington, BB5 6SS

Offers Over £120,000

AN EXCEPTIONAL FIRST TIME HOME WITH NO CHAIN DELAY

Having been presented and maintained to the highest standard throughout with open plan living space, neutral decoration and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With gardens to both the front and the rear, modern fixtures and fittings and two living areas, this outstanding property is the perfect home for any 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 major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you on to an inner hallway which leads through to a second living area and houses a staircase to the first floor. The second living area leads openly on to a kitchen. The first floor comprises of doors on to two double bedrooms and a three-piece contemporary fitted bathroom. Externally there is an enclosed yard to the rear with outbuilding and paved garden to the front.

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

Bold Street, Accrington, BB5 6SS

Offers Over £120,000



- Tenure Leasehold
- On Street Parking
- Ideal First Time Buy
- Easy Access To Major Network Links
- Council Tax Band A
- No Chain Delay
- Enclosed Paved Yard To The Rear With Outbuilding
- EPC Rating D
- Spacious Two Bedroom Mid Terraced Property With Viewing Essential
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a UPVC double glazed frosted door to porch.

Porch

3'5 x 3'4 (1.04m x 1.02m)

UPVC double glazed window, tiled elevation and oak single glazed door to reception room.

Reception Room One

13'5 x 12'2 (4.09m x 3.71m)

UPVC double glazed window, central heating radiator, ceiling rose, picture rail, open coal gas fire with tiled hearth and cast iron surround, meter cupboard, television point and oak door to inner hall.

Inner Hall

3' x 2'7 (0.91m x 0.79m)

Open to reception room two and stairs to first floor.

Reception Room Two

14'2 x 13'5 (4.32m x 4.09m)

Central heating radiator, coving, ceiling rose, two feature wall lights, open coal fire with tiled hearth and surround, dado rail, under stairs storage, wood effect laminate flooring and open to kitchen.

Kitchen

9'6 x 9'5 (2.90m x 2.87m)

UPVC double glazed window, 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 and extractor hood, space for fridge freezer and washing machine, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

6' x 6' (1.83m x 1.83m)

Oak doors to two bedrooms and bathroom.

Bedroom One

13'5 x 12'2 (4.09m x 3.71m)

UPVC double glazed window, central heating radiator, cornice coving, integrated inset shelving, integrated over stairs storage and television point.

Bedroom Two

14'2 x 7'2 (4.32m x 2.18m)

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

Bathroom

11'2 x 6' (3.40m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with electric feed shower and mixer tap, granite effect panel elevation, integrated linen cupboard and wood effect lino flooring.

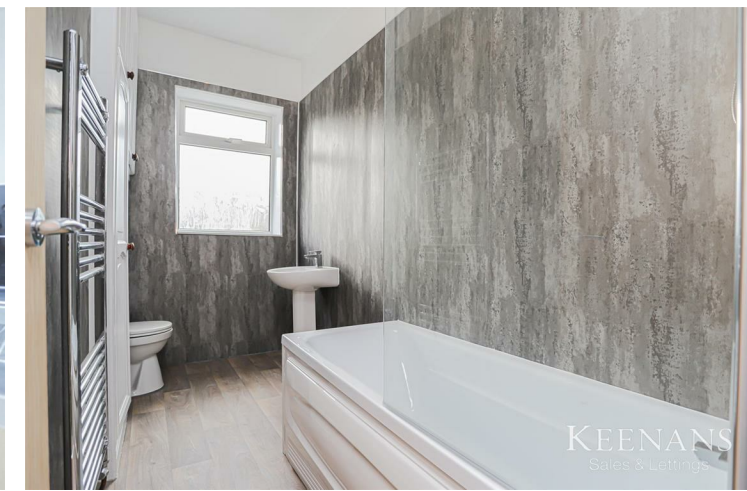
External

Front

Paved enclosed garden.

Rear

Enclosed yard with brick built outbuilding.



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