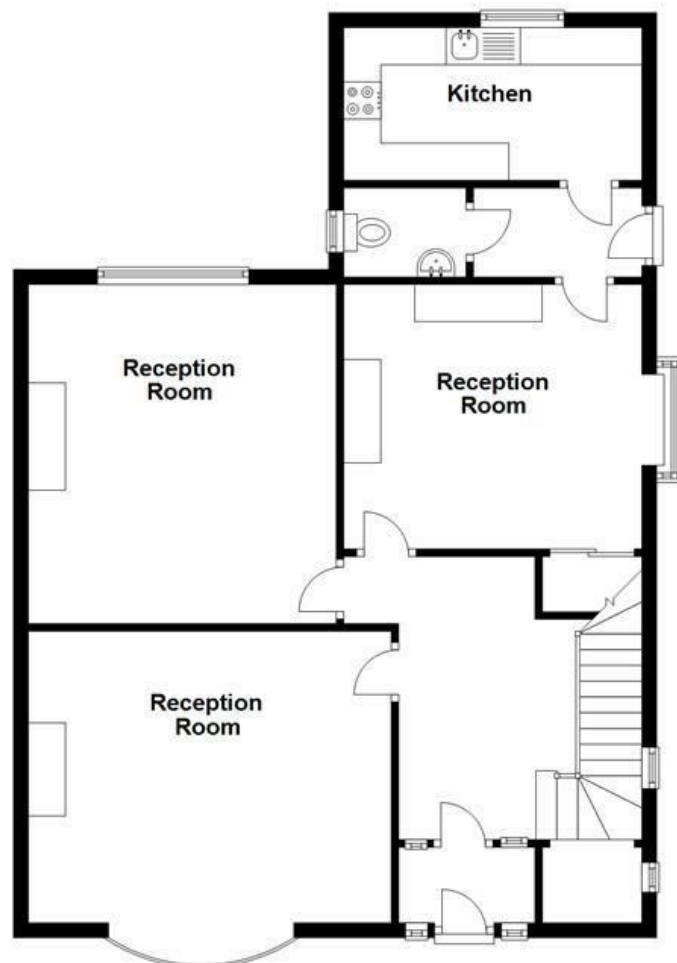


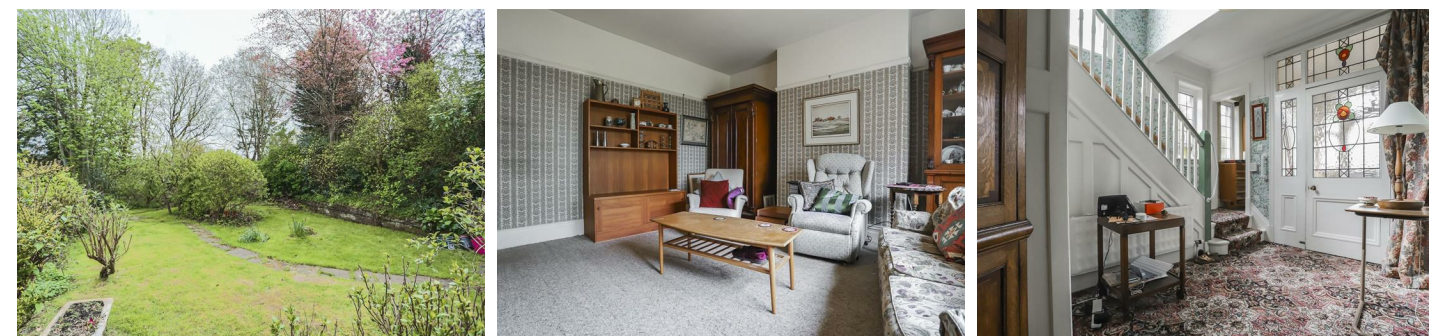
Ground Floor
Approx. 917.4 sq. feet



First Floor
Approx. 887.5 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		
(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.

Manchester Road, Accrington, BB5 2PF

£335,000

A SUPERB FAMILY HOME IN ACCRINGTON WITH OFF ROAD PARKING

Located in a popular area of Baxenden surrounded by countryside walks, this deceptively spacious four bedroom property is the perfect family home. With spacious interiors, off road parking and gardens to the front and back this property is not one to be missed! Situated just a short distance from the town centre of Accrington and close to major commuter routes to Manchester, Bury and Rochdale, whilst also being close to well regarded schools and local amenities.

The property comprises briefly, to the ground floor; entrance to a welcoming vestibule which has a door to the hallway. The hallway has stairs leading to the first floor and doors providing access to three reception rooms and the cloakroom. The third reception room has doors leading to the under stairs storage and to the inner hall. The inner hall has doors leading to the kitchen, downstairs WC and to the rear garden. To the first floor there is a landing with doors providing access to four bedrooms, a three piece bathroom suite and a separate WC.

Externally, to the rear of the property there is an enclosed lawn garden with a paved patio, timber shed, detached garage, off road parking and bedding areas. To the front of the property there is an enclosed lawn garden with off road parking and a carport.

View early to avoid disappointment! Contact our Accrington team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Manchester Road, Accrington, BB5 2PF

£335,000



- Council Tax Band F
- Off Road Parking
- Fitted Kitchen
- Detached Garage
- Freehold Property
- Stunning Traditional Features
- Abundance Of Space
- EPC To Be Confirmed
- Four Bedrooms
- Laid To Lawn Gardens

Ground Floor

Vestibule

6'04 x 4'11 (1.93m x 1.50m)

Two wood single glazed lead windows, door to wall, coving.

Hall

12'01 x 10'05 (3.68m x 3.18m)

UPVC double glazed window, central heating radiator, coving, stairs to the first floor, doors three reception rooms, cloak room, smoke alarm.

Reception Room One

16'00 x 12'10 (4.88m x 3.91m)

UPVC double glazed bay window, central heating radiator, coving, picture railing, gas fire.

Reception Room Two

15'00 x 13'07 (4.57m x 4.14m)

UPVC double glazed window, central heating radiator, picture railing.

Reception Room Three

14'01 x 11'00 (4.29m x 3.35m)

UPVC double glazed bay window, central heating radiator, laminate worktops, picture railing, storage cupboard, door to inner hall.

Inner Hall

4'03 x 4'03 (1.30m x 1.30m)

Tiled floor, doors to the kitchen, WC, wood door to rear garden.

WC

5'07 x 3'11 (1.70m x 1.19m)

Wood single glazed window, low basin WC, wall mounted wash basin with traditional taps, boiler cupboard, tiled floor.

Kitchen

9'09 x 6'09 (2.97m x 2.06m)

UPVC double glazed window, wood wall and base units, laminate worktops, stainless steel sink with drainer and mixer taps, double oven four ring electric hob, extractor hood, space for fridge, plumbing for washing machine, tiled floor.

First Floor

Landing

19'03 x 12'09 (5.87m x 3.89m)

UPVC double glazed leaded window, access to attic, picture railing, doors to four bedrooms, bathroom and WC.

Bedroom One

14'05 x 12'11 (4.39m x 3.94m)

UPVC double glazed bay window, central heating radiator, picture railing, fitted wardrobes.

Bedroom Two

14'05 x 13'07 (4.39m x 4.14m)

UPVC double glazed leaded window, central heating radiator, picture railing, fitted wardrobes.

Bedroom Three

11'10 x 10'00 (3.61m x 3.05m)

UPVC double glazed window, central heating radiator, picture railing.

Bedroom Four

10'04 x 8'03 (3.15m x 2.51m)

UPVC double glazed leaded window, central heating radiator, picture railing.

WC

5'10 x 3'01 (1.78m x 0.94m)

UPVC double glazed frosted window, low basin WC.

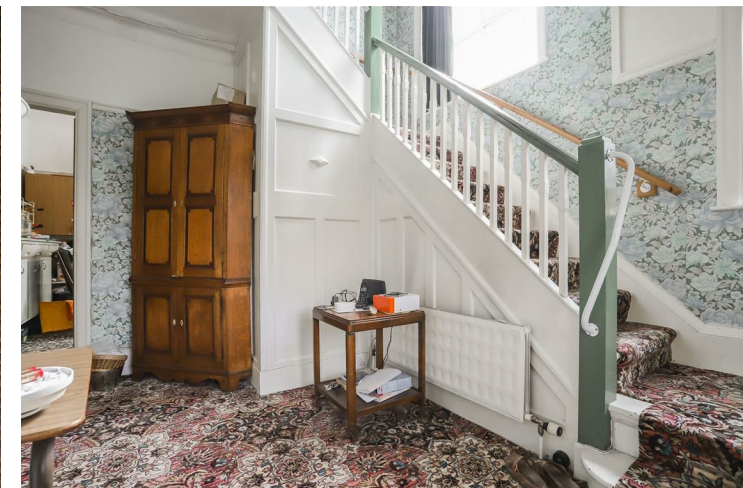
Bathroom

9'01 x 7'06 (2.77m x 2.29m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps, main feed shower, storage cupboard.

Externally

Enclosed garden, lawn area, paved patio, access to detached garage and off road parking.



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