



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		51	
(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.

## Richmond Hill Street, Accrington, BB5 0QT

### £149,950

AN ENVIABLE FAMILY HOME

Having been presented and updated beautifully throughout whilst keeping the stunning original features, this idyllic three double bedroom end terraced property is being proudly welcomed to the market in the sought after location of Accrington. With three reception areas, three double bedrooms and no chain delay, this exceptional property has been a credit to the current owners who have transformed this property into a desirable family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as only being a short walk from the town centre and close to network links to Blackburn, Burnley and major motorway links. With an abundance of indoor space, neutral decoration and versatile living accommodation, this property has everything needed to create the perfect family home!

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 through to a contemporary fitted kitchen and side porch. The kitchen leads through to a fantastic, adaptable dining/family area. The first floor comprises of doors on to three generously sized double bedrooms and a three-piece, contemporary family bathroom. Externally there is a yard space to the rear and tiered garden to the front.

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

# Richmond Hill Street, Accrington, BB5 0QT

£149,950



- Council Tax Band A
- Tenure Leasehold
- Fitted Kitchen
- Easy Access To Major Network Links
- On Street Parking
- Three Double Bedroom End Terraced Property
- No Chain Delay
- EPC Rating E
- Three Piece Bathroom Suite
- Ideal Family Home

## Ground Floor

### Entrance

Via a solid oak door to vestibule.

### Vestibule

3'11 x 3'4 (1.19m x 1.02m)

Full wood panel elevation, wood panel to ceiling, original tile floor and hard wood single glazed frosted door to hall.

### Hall

13'2 x 3'4 (4.01m x 1.02m)

Central heating radiator, coving, corbel, picture rail, dado, solid oak door and original pine Victorian door leading to two reception rooms and stairs to first floor.

### Reception Room One

17' x 14'8 (5.18m x 4.47m)

Hard wood double glazed box window, central heating radiator, ornate plaster moulded ceiling with a genuine crystal chandelier light fitting, solid oak original fire place, ceiling rose and television point.

### Reception Room Two

14'2 x 13'4 (4.32m x 4.06m)

UPVC double glazed window, central heating radiator, gas fire, integrated alcove storage, television point, door to side entrance and sliding door to kitchen.

### Kitchen

11'2 x 7'7 (3.40m x 2.31m)

UPVC double glazed window, range of grey wall and base units, slate effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, new range oven, fridge freezer and washing machine, integrated Ideal boiler, tiled effect lino floor, door to dining area and hard soft wood single glazed stable door to rear.

### Dining Area

21'10 x 8'6 (6.65m x 2.59m)

Four UPVC double glazed windows, wood effect floor, soft wood door to rear and composite door to side.

## First Floor

### Landing

26' x 6'2 (7.92m x 1.88m)

Central heating radiator, coving, picture rail, over stairs storage, loft hatch, doors to three bedrooms and bathroom.

### Bedroom One

19'2 x 13'2 (5.84m x 4.01m)

Two wooden double glazed windows with stained glass triple glaze, central heating radiator, picture rail and original fire place.

### Bedroom Two

21'9 x 8'4 (6.63m x 2.54m)

Four UPVC double glazed windows and central heating radiator.

### Bedroom Three

14'3 x 10'7 (4.34m x 3.23m)

UPVC double glazed window, central heating radiator, picture rail and original fire place.

### Bathroom

11'1 x 4'4 (3.38m x 1.32m)

UPVC double glazed frosted window, heated towel rail, three piece suite, L shaped bath with electric feed shower, dual flush WC, vanity top wash basin with mixer tap, extractor fan, PVC panel to ceiling and wood effect lino floor.

### External

### Rear

Enclosed yard with garage door that can double as a car port.

### Front

Tiered garden.



Tel: 01254389384

www.keenans-estateagents.co.uk