



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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

Alliance Street, Accrington, BB5 2RT

£110,000

AN EXCEPTIONAL STONE BUILT TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with stylish decoration, modern fixtures and fittings and spacious rooms throughout, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Baxenden. Situated within the most convenient location close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale and major motorway links. This property benefits from a contemporary open plan kitchen diner, two double bedrooms and neutral interior and is the perfect home for any small family or couple ready to move straight into!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room which benefits from a fantastic cast iron multi fuel burner. The reception room leads onto an inner hallway which guides you through to a contemporary fitted kitchen diner and staircase to the first floor. The first floor comprises of doors on to two double bedrooms and bathroom and staircase to the second floor. Externally there is a beautifully presented, enclosed yard which is not overlooked.

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

Alliance Street, Accrington, BB5 2RT

£110,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Spacious Two Double Bedroom Stone Built Mid Terraced Property
- Open Plan Kitchen/Diner
- Ideal Home For A Small Family Or Couple Ready To Move Into With Viewing Essential
- Ample Sized Enclosed Rear Yard Which Is Not Overlooked
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'5 x 2'5 (1.04m x 0.74m)

Hard wood single glazed frosted door to reception room.

Reception Room

14'7 x 12'1 (4.45m x 3.68m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner, integrated alcove storage, television point and door to inner hall.

Inner Hall

2'8 x 2'6 (0.81m x 0.76m)

Door to kitchen/diner and stairs to first floor.

Kitchen/Diner

14'7 x 13' (4.45m x 3.96m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, wood 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 and freezer, plumbed for washing machine, integrated boiler, integrated breakfast bar, under stairs storage, tiled flooring and hard wood door to rear.

First Floor

Landing

5'10 x 4'11 (1.78m x 1.50m)

Doors to two bedrooms and bathroom.

Bedroom One

14'7 x 12' (4.45m x 3.66m)

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

Bedroom Two

13' x 9'5 (3.96m x 2.87m)

UPVC double glazed window, central heating radiator, picture rail and over stairs storage.

Bathroom

9'9 x 6'3 (2.97m x 1.91m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with over head direct feed shower, pedestal wash basin, dual flush WC, PVC panel elevation and extractor fan.

External

Rear

Enclosed yard.



Tel: 01254389384

www.keenans-estateagents.co.uk