



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      |           |
| (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.

## Manor Street, Accrington, BB5 6EE

### Offers Over £80,000

Keenans Estate Agents are delighted to introduce this spectacular, two bedroomed mid terrace property to the market. Situated within the heart of Accrington, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation and Karndean flooring, the property internally comprises briefly: entrance through to an entrance porch with a door leading through to the welcoming main reception room boasting a feature multi fuel burning fire in an open fireplace, staircase to the first floor, and access through to the second reception room, with door leading through to a modern style cosy fitted kitchen. To the first floor you will find two double bedrooms, both with fitted storage solutions, followed by a three piece brand new contemporary family shower room. Externally the property boasts an enclosed yard to the rear with an attached lean to, detached brick outbuilding with mains power supply and gate to shared access road.

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



# Manor Street, Accrington, BB5 6EE

## Offers Over £80,000



- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: A
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'7" x 2'7" (1.09m x 0.79m)

UPVC front entrance door, alarm panel, dado rail, Karndeian flooring and a single glazed door to reception room one.

#### Reception Room One

13'11" x 12'11" (4.24m x 3.94m)

UPVC double glazed window, central heating radiator, meter cupboard, centrepiece multi fuel burning stove with a stone hearth, ceiling fan, dado rail, television point, Karndeian flooring, staircase to the first floor and open to reception room two.

#### Reception Room Two

12'10" x 10'1" (3.91m x 3.07m)

UPVC double glazed window, central heating radiator, coving to the ceiling, dado rail, real living flame gas fire with tiled hearth and decorative wood surround, Karndeian flooring, under stairs storage cupboard and a single glazed door to the kitchen.

#### Kitchen

11'7" x 7'2" (3.53m x 2.18m)

Two UPVC double glazed windows, central heating radiator, a range of fitted white gloss wall and base units with wood effect laminate work tops and tiled splash backs, stainless steel sink with drainer, mixer tap and an Hycos kettle tap, space for fridge freezer, cooker and tumble dryer, plumbing for washing machine, Karndeian flooring and a UPVC door to the lean to.

#### Lean To

Timber framed with frosted windows and a sloped polycarbonate roof with a door to the rear yard.

### First Floor

#### Landing

6'8" x 6'0" (2.03m x 1.83m)

Smoke alarm and doors to two bedrooms and the shower room.

#### Bedroom One

13'11" x 12'10" (4.24m x 3.91m)

UPVC double glazed window, central heating radiator, ceiling fan, television point, fitted wardrobes, over head storage, bedside tables and drawers.

#### Bedroom Two

10'3" x 5'10" (3.12m x 1.78m)

UPVC double glazed window, central heating radiator, over stair storage cupboard and fitted wall storage.

#### Shower Room

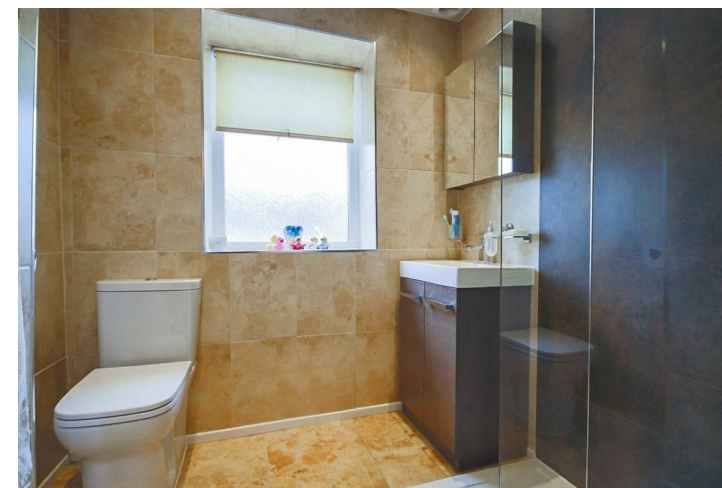
7'2" x 6'6" (2.18m x 1.98m)

Three piece suite comprising: walk in shower cubicle with a rainfall shower head, vanity wash basin and a low suite WC, chrome heated towel rail, PVC panelled ceiling with spotlights, part tiled elevations, tiled flooring and a UPVC double glazed frosted window.

### External

### Rear

Enclosed rear yard with an outbuilding and gated access to the rear.



Tel: 01254389384

www.keenans-estateagents.co.uk