



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                                 |  |                         | 78        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 50                      |           |
| (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.

## Whitaker Street, Accrington, BB5 5AJ

### Offers Over £130,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, neutral decoration and modern fixtures and fittings, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With two living areas, added loft conversion and having been a credit to the current owners, this property is the perfect home for any small family or couple to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads through to an additional reception room and on to a contemporary fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms, a family bathroom and staircase to the attic conversion. Externally there is an enclosed, beautifully presented yard to the rear with outbuilding. To the front there is a courtyard.

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

# Whitaker Street, Accrington, BB5 5AJ

## Offers Over £130,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Four Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Two Bedroom Mid Terraced Property
- Ample Sized Rear Paved Yard With Outbuildings
- EPC Rating E
- Ideal Home For A Small Family Or Couple Ready To Move Into
- Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC double glazed leaded door to vestibule.

#### Vestibule

3'9 x 3'2 (1.14m x 0.97m)

Coving, picture rail, meter cupboard, original tiled floor and hard wood single glazed frosted door to hall.

#### Hall

11'2 x 3'2 (3.40m x 0.97m)

Central heating radiator, coving, corbel, picture rail, wood effect laminate flooring, hard wood single glazed door to reception room two and stairs to first floor.

#### Reception Room Two

14'11 x 13'10 (4.55m x 4.22m)

UPVC double glazed window, central heating radiator, coving, electric fire with granite effect hearth and surround, television point, wood effect laminate flooring, bi fold door to inner hall and hard wood single glazed door to kitchen.

#### Inner Hall

3'10 x 2'10 (1.17m x 0.86m)

Feature wall light, under stairs storage with electric and gas meters, wood effect laminate floor and hard wood single glazed frosted double doors to reception room one.

#### Reception Room One

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed leaded window, central heating radiator, coving, electric fire with granite effect hearth and surround and television point.

#### Kitchen

11'3 x 8'4 (3.43m x 2.54m)

UPVC double glazed window, range of grey panelled wall and base units, marble effect surface, marble effect laminate splash back, composite one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for American fridge freezer, plumbed for washing machine and dryer, Biasi boiler, store hatch, tiled effect lino flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

7'6 x 5'6 (2.29m x 1.68m)

Doors to two bedrooms, bathroom and inner landing.

#### Bedroom One

14'11 x 11'10 (4.55m x 3.61m)

UPVC double glazed leaded window, central heating radiator and fitted full length wardrobe.

#### Inner Landing

6'11 x 6'5 (2.11m x 1.96m)

Coving, stairs to loft room and door to bedroom two.

### Bedroom Two

10'6 x 6'11 (3.20m x 2.11m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

11'1 x 7'3 (3.38m x 2.21m)

UPVC double glazed frosted window, central heating radiator, four piece suite, corner enclosed electric feed shower, panelled assisted seated bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, integrated inset shelving, tiled elevation and tiled effect lino flooring.

### Second Floor

#### Loft Room

14'11 x 14'2 (4.55m x 4.32m)

Velux window and eave storage.

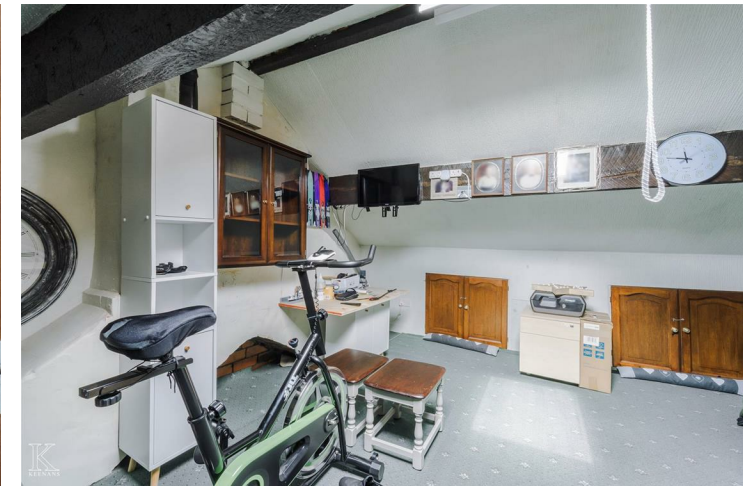
#### External

#### Rear

Enclosed yard with paving and outbuilding.

#### Front

Paved courtyard.



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