



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		59	
(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.

Haywood Road, Accrington, BB5 5AW

£130,000

A DECEPTIVELY SPACIOUS TRUE BUNGALOW

Welcome to this charming property located on Haywood Road in the popular town of Accrington. This deceptively spacious true bungalow offers a cosy retreat for those seeking comfort and convenience. As you step inside, you'll be pleasantly surprised by the ample space this one-bedroom property has to offer. Benefiting from two reception rooms and having outside space to the rear, as well as a garage and off road parking. This property has everything a single person or couple needs. Situated within close proximity to local shops, amenities and bus routes to neighbouring towns. Don't miss the opportunity to make this charming bungalow your new home!

The property comprises briefly; entrance into a welcoming hallway that has a door to the reception room. The reception room leads through to the kitchen that has access to the bedroom, inner hall and door to the side of the property. The inner hall has a door to a three piece bathroom and the rear hall. The rear hall is open plan with the conservatory. Externally to the rear of the property is an enclosed flagged patio and access to the garage. The front of the property has parking for multiple cars and access to the garage.

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

Haywood Road, Accrington, BB5 5AW

£130,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating D
- Off Road Parking With Paved Driveway And Access To A Garage
- Spacious One Bedroom Bungalow
- Ideal Home For A Couple Wishing To Downsize Or Single Occupancy
- Fitted Kitchen And Three Piece Bathroom Suite
- Ample Sized Conservatory
- Easy Access To Local Amenities
- Close Proximity To Major Commuter Routes

Ground Floor

Entrance

UPVC door to hallway.

Hallway

9' x 2'7 (2.74m x 0.79m)

UPVC double glazed frosted window and door to reception room.

Reception Room

13'5 x 11'10 (4.09m x 3.61m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, television point, gas fire with decorative surround and door to kitchen.

Kitchen

9'11 x 5'9 (3.02m x 1.75m)

UPVC double glazed bay window, wood panelled wall and base units, laminate work top, double oven with four ring electric hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, UPVC door to rear, door to bedroom, open access to inner hall and under stairs storage.

Bedroom

10'9 x 10'3 (3.28m x 3.12m)

UPVC double glazed window, central heating radiator, one feature wall light and fitted wardrobes.

Inner Hall

8' x 2'8 (2.44m x 0.81m)

Central heating radiator, loft access, spotlights, doors to bathroom and rear hall.

Bathroom

7'11 x 4'11 (2.41m x 1.50m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, panelled bath with mixer tap and rinse head, tiled elevation and laminate flooring.

Rear Hall

7'11 x 5'2 (2.41m x 1.57m)

Central heating radiator, coving and open access to conservatory.

Conservatory

10' x 8' (3.05m x 2.44m)

UPVC double glazed windows, central heating radiator and UPVC door to rear.

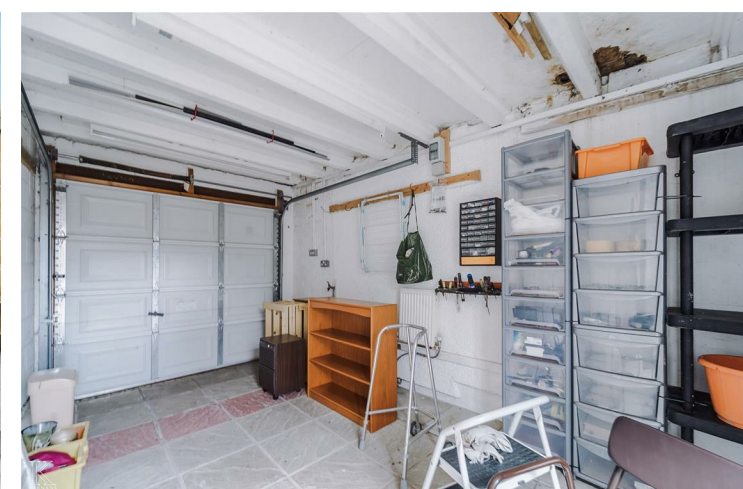
External

Rear

Enclosed paved patio and access to garage.

Front

Paved driveway and access to garage.



Tel: 01254389384

www.keenans-estateagents.co.uk