

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		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Union Road, Accrington, BB5 3NW

£130,000

THE PERFECT FIRST TIME BUYERS HOME

Welcome to this charming property located on Union Road in Oswaldtwistle, Accrington. This delightful end terrace house is the ideal choice for first-time buyers looking to step onto the property ladder. As you step inside, you'll be greeted by spacious interiors that offer ample space for living/storage. The property boasts a great-sized bathroom, and off-road parking to the rear.

Comprising briefly, to the ground floor; entrance via the vestibule with a door into the reception room which flows internally into the dining kitchen. The dining kitchen hosts stairs to the first floor with a door to the rear. To the first floor is a landing to three good sized bedrooms and a great family bathroom. Externally to the rear is an enclosed yard with an entrance to park or to a shared access road.

For further information or to arrange a viewing please contact our Accrington team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media accounts Facebook : Keenans Estate Agents and Instagram @keenans.ea

Union Road, Accrington, BB5 3NW

£130,000



- Mid Terraced Property
- Four Piece Bathroom
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Fitted Kitchen
- Leasehold
- One Reception Room
- Paved Yard
- Council Tax Band: A

Ground Floor

Vestibule

4'5 x 3'11 (1.35m x 1.19m)

UPVC Rock entrance door, laminate flooring and door to reception room.

Reception Room

15'1 x 14'1 (4.60m x 4.29m)

UPVC double glazed window, central heating radiator, living flame gas fire with brick surround and wooden mantle, laminate floor and door to kitchen.

Kitchen

14'5 x 14'3 (4.39m x 4.34m)

UPVC double glazed window, central heating radiator, wall and base units with laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, high rise double oven, four ring induction hob, boiler, multi fuel log burner, part tiled elevation, laminate flooring, stairs to first floor and door to rear.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

14'5 x 10'2 (4.39m x 3.10m)

UPVC double glazed window, central heating radiator, walk in wardrobes and laminate floor.

Bedroom Two

12'1 x 10'3 (3.68m x 3.12m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Three

15' x 7'1 (4.57m x 2.16m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

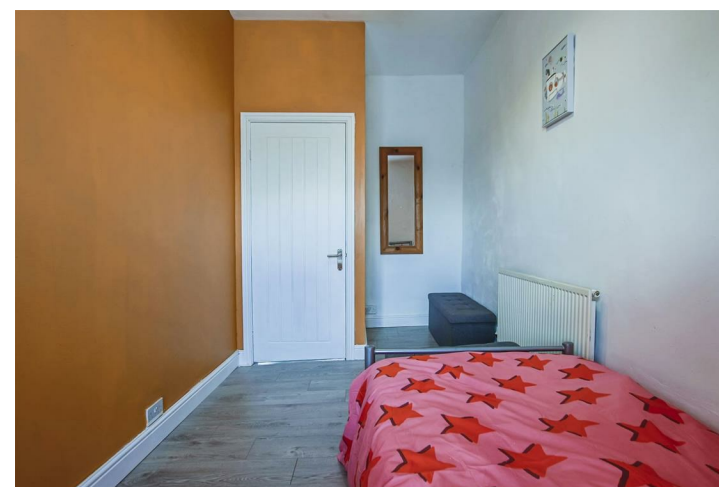
14'8 x 7'3 (4.47m x 2.21m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, free standing bath with rinse head, direct feed double shower, UPVC clad elevations and laminate flooring.

External

Rear

Paved yard with raised beds.



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