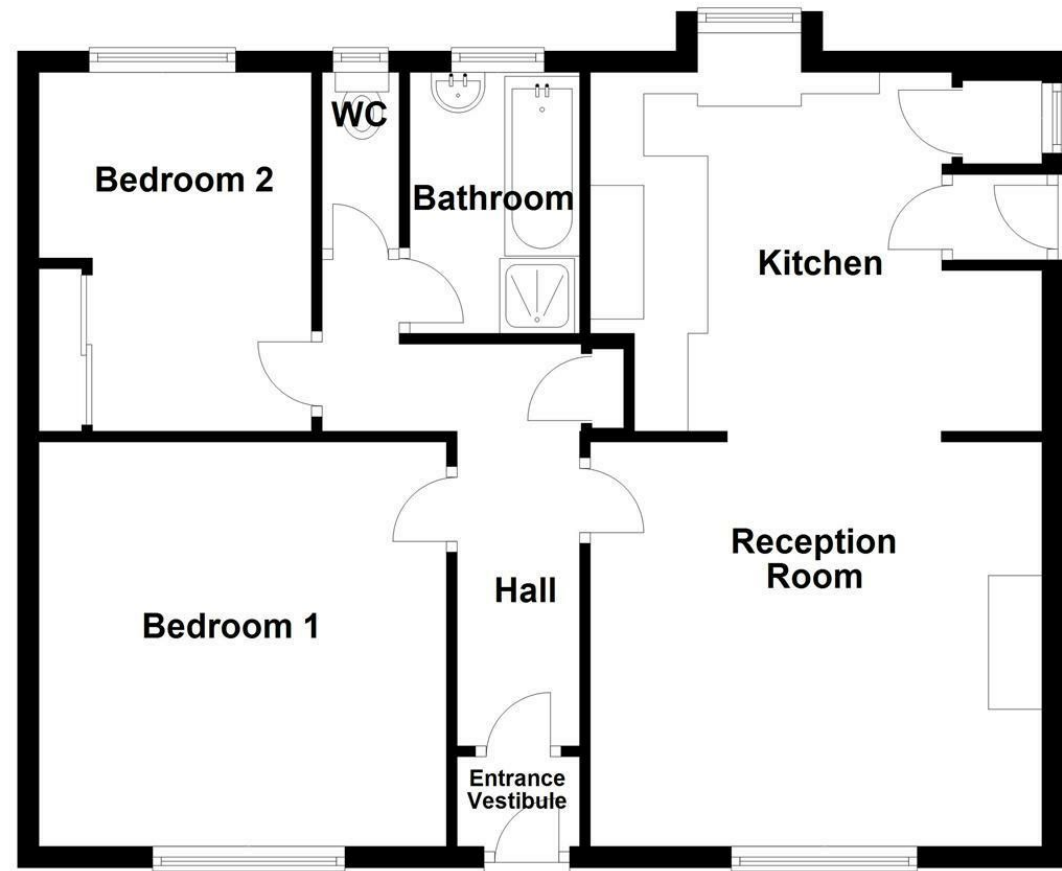


Ground Floor



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			
(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.

Whitewell Road, Accrington, BB5 6DA

£215,000

AN ENVIABLE TRUE BUNGALOW SOLD WITH NO ONWARD CHAIN

With stunning gardens, two generously sized bedrooms and bursting with potential, this enviable semi detached true bungalow is being proudly welcomed to market in the most desirable location of Accrington. Not overlooked, the property is located on an impressive plot and is a complete blank canvas perfect for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Blackburn and major motorway links. With off road parking, added garage and no chain delay, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two generously sized bedrooms, bathroom and WC. The reception room guides you openly on to a fitted dining kitchen which leads through to a boiler cupboard and rear porch. The rear porch leads you out to the rear. Externally there is an enclosed, generously sized laid to lawn garden with paving, imprinted concrete, mature shrubs and green house. To the front there is a stone chip garden with paving and off road parking, as well as access on to the garage.

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

Whitewell Road, Accrington, BB5 6DA

£215,000



- Semi Detached Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: TBC
- Two Bedrooms
- Spacious Interiors
- Freehold
- Three Piece Bathroom And Separate WC
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Entrance Vestibule

3'9 x 2'9 (1.14m x 0.84m)

Composite double glazed frosted entrance door, coving, tiled flooring and hardwood single glazed frosted door to hall.

Hall

12'4 x 8'5 (3.76m x 2.57m)

Central heating radiator, coving, smoke alarm, loft access, store cupboard, wood effect laminate flooring, doors to reception room, two bedrooms, bathroom and WC.

Reception Room

13'10 x 12'4 (4.22m x 3.76m)

UPVC double glazed window, central heating radiator, ceiling rose, gas fire with granite effect hearth and surround, TV point and open to kitchen.

Kitchen

12'8 x 12'3 (3.86m x 3.73m)

UPVC double glazed window, central heating radiator, coving, range of high gloss wall and base units with wood effect worktops, tiled splashbacks, stainless steel sink with draining board and mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, wood effect laminate flooring, boiler cupboard and door to rear porch.

Rear Porch

2'9 x 2'7 (0.84m x 0.79m)

Tiled flooring and UPVC double glazed door to rear.

Bedroom One

12'6 x 12'5 (3.81m x 3.78m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

11' x 8'4 (3.35m x 2.54m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and wood effect laminate flooring.

Bathroom

8' x 5'7 (2.44m x 1.70m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panelled bath with traditional taps, electric feed shower enclosed, tiled elevations and tiled flooring.

WC

5'5 x 2'4 (1.65m x 0.71m)

UPVC double glazed frosted window, low level WC, tiled elevation and tiled floor.

External

Front

Stone chipped area, paving and drive to garage.

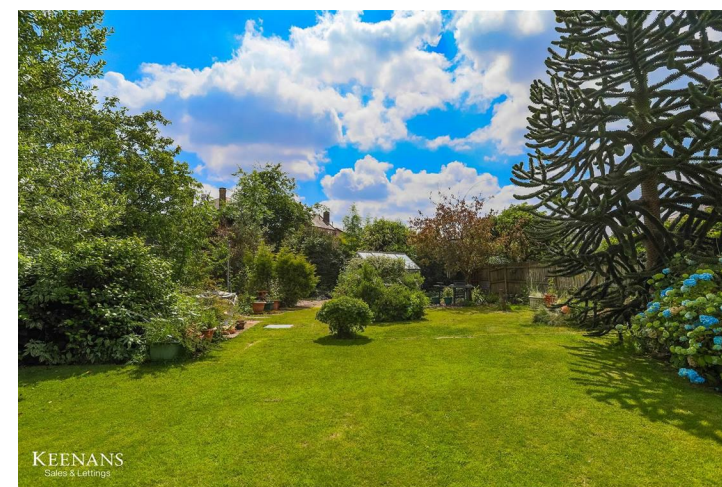
Garage

15'6 x 8'6 (4.72m x 2.59m)

Two hardwood single glazed windows, power, lighting, roller shutter door and UPVC door to rear.

Rear

Laid to lawn garden, paving, imprinted concrete, monkey puzzle tree, mature shrubs and greenhouse.



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